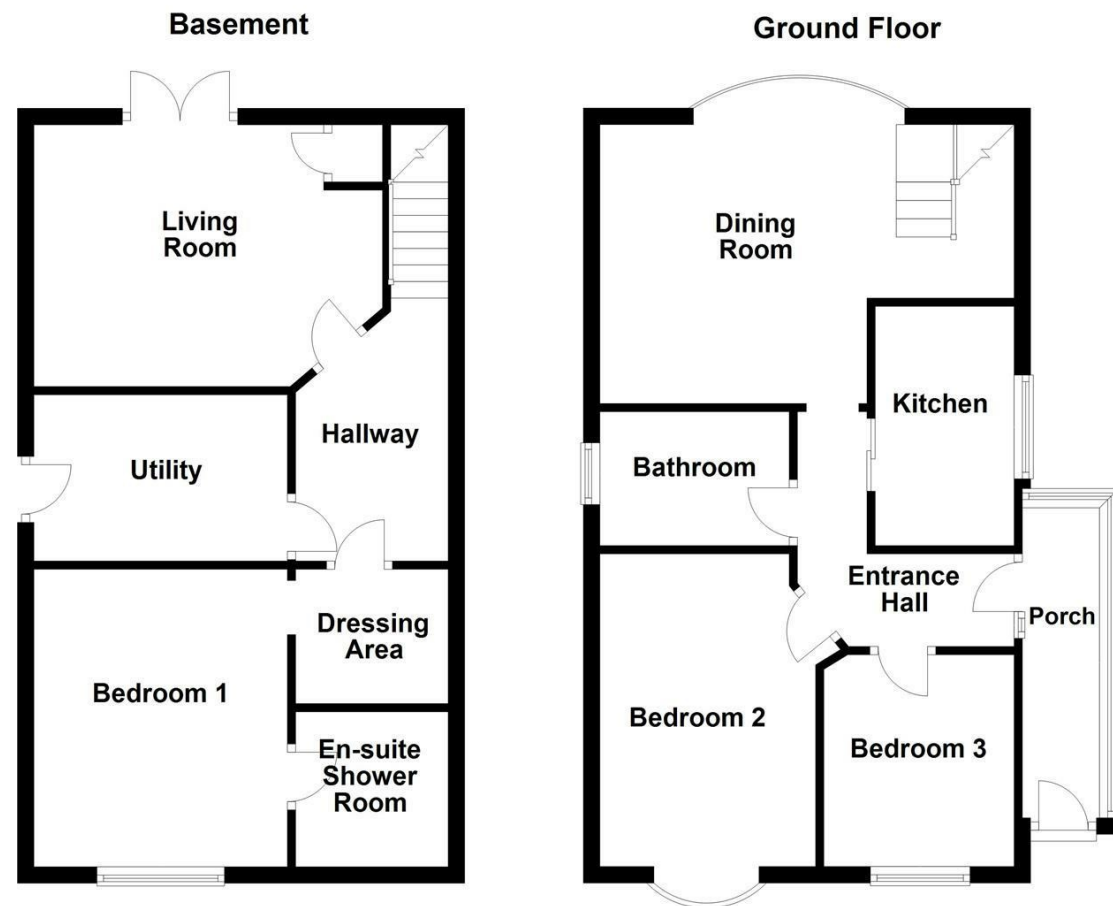




**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**IMPORTANT NOTE TO PURCHASERS**  
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

**MORTGAGES**  
 Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

Wakefield office 01924 291294,  
 Pontefract & Castleford office 01977 798844  
 Ossett & Horbury offices 01924 266555  
 and Normanton office 01924 899870.  
 Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage

**FREE MARKET APPRAISAL**  
 If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

**PROPERTY ALERTS**  
 Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

**CONVEYANCING**  
 Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



## 23a Rycroft Street, Ossett, WF5 9EJ

**For Sale Freehold £250,000**

Situated in the sought after area of Ossett is this three bedroom detached house benefitting from a unique layout with ample reception space, off road parking and an attractive enclosed rear garden.

The property briefly comprises of the porch, leading into the entrance hallway and providing access to two bedrooms, kitchen, bathroom/w.c. and dining room with access to a hallway on the lower ground which leads to living room, utility room and bedroom one boasting dressing area and en suite shower room/w.c. Outside to the front there is a block paved pathway to the front door and an iron gate providing access onto a concrete driveway providing off road parking. To the rear is a low maintenance garden with artificial lawn incorporating paved patio areas, perfect for outdoor dining and entertaining purposes, fully enclosed by timber fencing.

Situated close to Ossett town centre, the property is ideally located for all local shops that Ossett has to offer, as well as being a short drive away from the M1 motorway for those wishing to commute further afield.

Only a full internal inspection will reveal everything this property has to offer and an early viewing is highly advised to avoid disappointment.



#### ACCOMMODATION

##### ENTRANCE PORCH

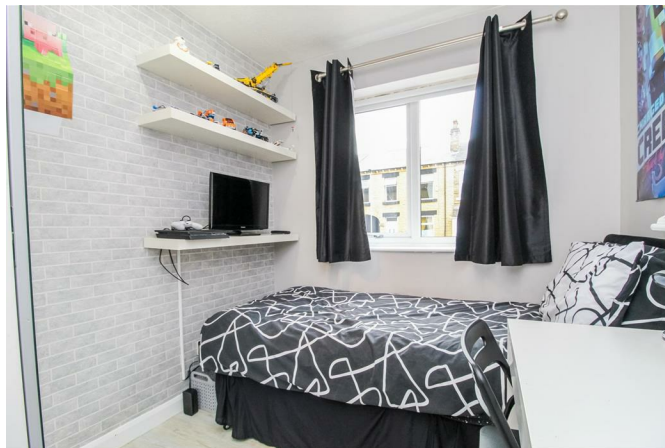
30' x 12'4" (0.92m x 3.76m)  
UPVC double glazed front entrance door, surrounded by UPVC double glazed windows and a further UPVC double glazed entrance door into the entrance hall.

##### ENTRANCE HALL

Coving to the ceiling, central heating radiator, loft access and doors to two bedrooms, bathroom and kitchen. An opening through to the dining room.

##### BEDROOM THREE

7'6" x 8'5" (max) x 7'6" (min) [2.31m x 2.57m (max) x 2.3m (min)]  
Central heating radiator and UPVC double glazed window to the front.



##### BEDROOM TWO

9'5" x 12'4" (max) x 2'5" (min) [2.89m x 3.77m (max) x 0.75m (min)]  
UPVC double glazed bow window to the front, central heating radiator, coving to the ceiling and fitted wardrobes.



##### BATHROOM/W.C.

7'2" x 5'4" (2.2m x 1.65m)  
UPVC double glazed frosted window to the side, ladder style radiator, low flush w.c., pedestal wash basin with tiled splash back, panelled bath with electric shower head attachment.



##### KITCHEN

9'6" x 5'5" [2.9m x 1.66m]  
Range of modern wall and base units with laminate work surface over, sink and drainer with mixer tap and tiled splash back. Four ring gas hob with splash back and stainless steel extractor hood above, integrated double oven, space for a fridge/freezer, integrated dishwasher. Chrome ladder style central heating radiator, UPVC double glazed window to the side and spotlights to the ceiling.

##### DINING ROOM

10'11" x 16'2" (max) x 10'4" (min) [3.35m x 4.94m (max) x 3.16m (min)]  
Stairs to the lower ground floor, coving to the ceiling, central heating radiator and UPVC double glazed bow window to the rear.



##### LOWER GROUND FLOOR HALLWAY

Central heating, spotlights to the ceiling and doors to the dressing area of bedroom one, living room and utility room.

##### DRESSING AREA

5'3" x 6'5" (1.61m x 1.97m)  
An opening into bedroom one, spotlights to the ceiling and central heating radiator.

##### BEDROOM ONE

10'1" x 11'8" (3.09m x 3.56m)  
Door to the en suite shower room, central heating radiator, UPVC double glazed window to the front and spotlights to the ceiling.



##### EN SUITE SHOWER ROOM/W.C.

5'2" x 5'1" (1.58m x 1.55m)  
Chrome ladder style central heating radiator, low flush w.c., pedestal wash basin with mixer tap, shower cubicle with shower head attachment and glass shower screen. Extractor fan and fully tiled.

##### UTILITY

6'0" x 10'2" (1.84m x 3.12m)  
UPVC side door, laminate work surface over with space and plumbing for a washing machine and tumble dryer, as well as a further storage area.

##### LIVING ROOM

10'10" x 13'2" (max) x 10'4" (min) [3.32m x 4.03m (max) x 3.17m (min)]  
Access to understairs storage cupboard, a set of UPVC double glazed French doors to the rear garden, spotlights to the ceiling and central heating radiator.



##### OUTSIDE

To the front of the property is a low maintenance block paved garden leading to the side porch door and concrete driveway providing off road parking accessed via a set of double iron gates. To the rear is an artificial lawn incorporating stone paved patio areas, perfect for outdoor dining and entertaining with planted features, pebbled areas and fully enclosed by timber fencing.



##### COUNCIL TAX BAND

The council tax band for this property is C.

##### FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

##### VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.

##### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.