



WAKEFIELD
01924 291 294

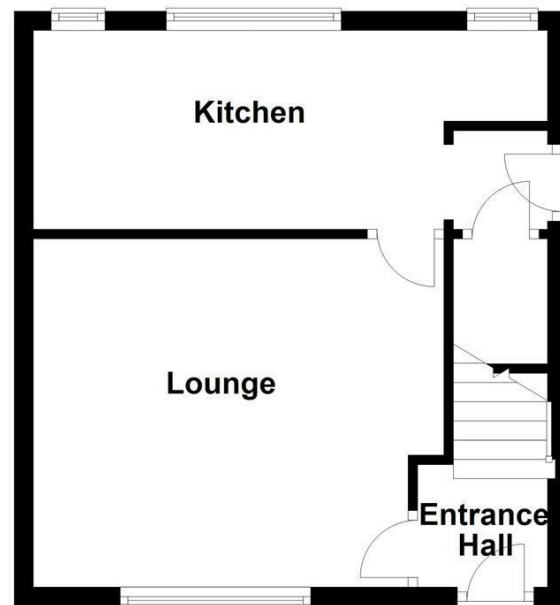
OSSETT
01924 266 555

HORBURY
01924 260 022

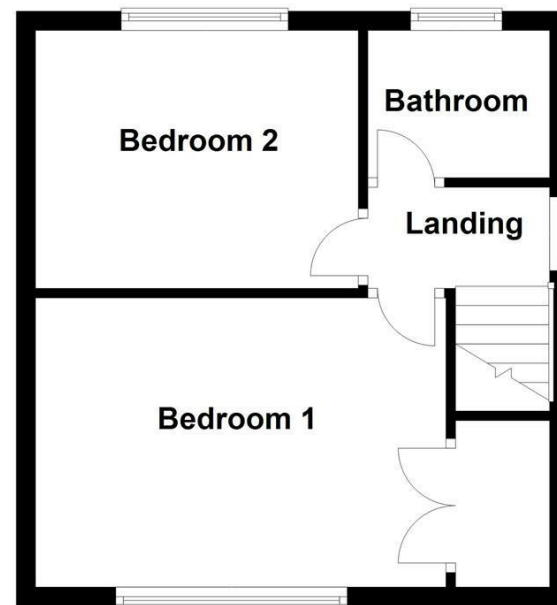
NORMANTON
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01977 798 844

Ground Floor



First Floor



69 Bridle Lane, Ossett, WF5 9PT

For Sale Freehold £170,000

Offered for sale with no chain involved and vacant possession, upon completion is this two double bedroom semi detached house benefiting from UPVC double glazing and gas central heating.

The accommodation fully comprises entrance hall, lounge, kitchen, first floor landing, two double bedrooms and house bathroom/w.c. Lawned garden to the front, good size lawned garden to the rear incorporating patio area.

The property is well placed to local amenities including shops and schools. Local bus routes are nearby and there is good access to the motorway network, as well as a town centre twice weekly market.

An ideal home for the first time buyer or couple looking to gain access onto the property market and a viewing comes highly recommended.

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

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.

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



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ACCOMMODATION

ENTRANCE HALL

UPVC entrance door, radiator, stairs to the first floor landing, door into the lounge.

LOUNGE

12'2" x 13'11" [3.71m x 4.26m]

UPVC double glazed window to the front, radiator, coving to the ceiling, electric fire. Door into the kitchen.



KITCHEN

6'8" x 14'0" plus storage area [2.04m x 4.29m plus storage area]

Storage area and side lobby off. Wall and base units with work surface over, 1 1/2 stainless steel sink and drainer, space for fridge and freezer, plumbing for washing machine, space for cooker, three UPVC double glazed windows to the rear, wood effect flooring, radiator, dado rail, splashback tiles.



SIDE LOBBY

UPVC door to the side, door to downstairs storage.

FIRST FLOOR LANDING

Loft access, doors to two bedrooms and bathroom/w.c.

BEDROOM ONE

14'1" x 9'10" [4.31m x 3m]

UPVC double glazed window to the front, radiator, double wardrobe space over the stairs.



BEDROOM TWO

8'10" x 10'4" [2.71m x 3.15m]

UPVC double glazed window to the rear, radiator, wood effect flooring. Airing cupboard.

BATHROOM/W.C.

6'5" x 5'0" [1.96m x 1.54m]

Low flush w.c., wash basin over pedestal and bath with electric shower over. Part tiled walls, UPVC double glazed frosted window to the rear, radiator and wood effect flooring.



OUTSIDE

Lawned garden to the front and gate to the pathway leading to the front entrance door.

Pathway at the side. A good size lawned garden to the rear incorporating stone flagged terrace patio.



COUNCIL TAX BAND

The council tax band for this property is A

EPC RATING

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

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.