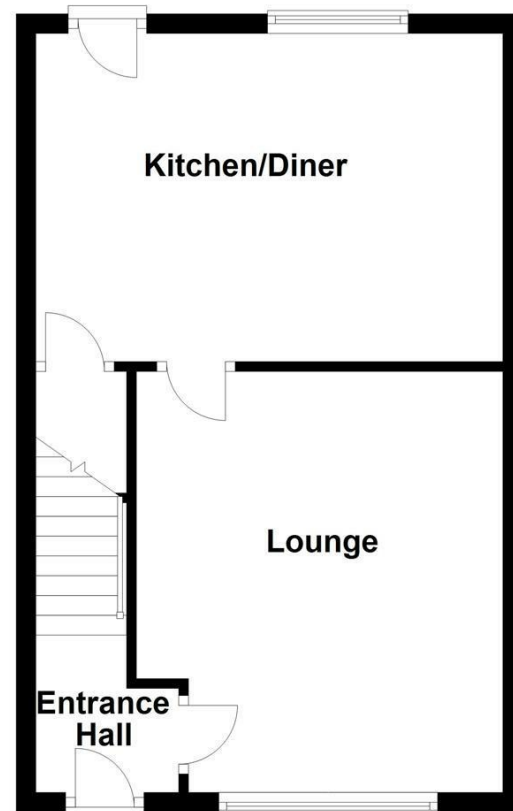




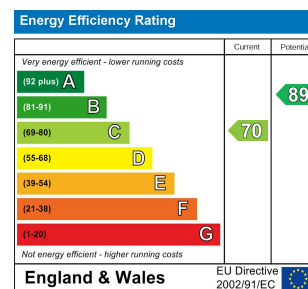
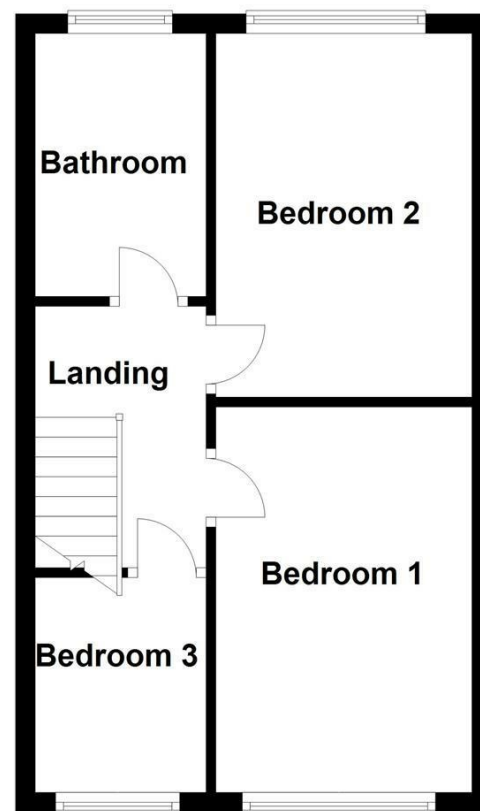
WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022

NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844

Ground Floor



First Floor



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.



5 Healey View, Ossett, WF5 8LX
For Sale Freehold Offers In The Region Of £180,000

Enjoying a tucked away position from the roadside is this well presented three bedroom town house benefiting from UPVC double glazing and gas central heating.

The accommodation fully comprises of entrance hall, lounge, modern dining kitchen, first floor landing, three bedrooms (two of which are doubles) and the modern house bathroom/w.c. Outside the property has a lawned garden to the front, a garden to the rear with small lawned area and garden shed. To the rear there is private parking, accessed off Grove Street, situated between the neighbouring garages. Potential for a garage subject to planning.

Located in Ossett which is a very pleasant residential area and has always proved in demand. Ossett is a host to a good range of amenities including shops and schools, a twice weekly market in the town centre and there is good access to the M1 motorway, which is only a short distance away.

An ideal home for the first time buyer, couple or family and is offered for sale with no chain involved and vacant possession.



ACCOMMODATION

ENTRANCE HALL

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

LOUNGE

14'0" x 11'7" max x 9'4" min [4.29m x 3.55m max x 2.86m min]

UPVC double glazed window to the front, radiator, wall mounted electric fire, door to the modern fitted kitchen diner.



DINING KITCHEN

14'9" x 9'5" [4.51m x 2.88m]

Modern fitted wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer with mixer tap, space for fridge and freezer, plumbing for washing machine, four ring electric hob, integrated oven and grill, stainless steel extractor hood over, boiler, UPVC double glazed window to the rear, UPVC door to the rear and side door panel. Radiator, laminate flooring, recessed ceiling spotlights, door to the understairs storage cloaks.



FIRST FLOOR LANDING

Doors to three bedrooms and bathroom/w.c.

BEDROOM ONE

12'9" x 8'7" [3.89m x 2.62m]

UPVC double glazed window to the front, radiator. Bedroom one enjoys views of countryside.



BEDROOM TWO

10'9" x 8'7" [3.30m x 2.62m]

UPVC double glazed window to the rear, radiator.

BEDROOM THREE

6'11" x 5'10" [2.11m x 1.79m]

UPVC double glazed window to the front, radiator, small bulkhead and loft access.

BATHROOM/W.C.

7'7" x 5'8" [2.32m x 1.75m]

Low flush w.c., pedestal wash basin and panelled bath with mixer shower over. Tiled walls, UPVC double glazed frosted window to the rear, recessed ceiling spotlights, heated chrome towel radiator and laminate flooring.



OUTSIDE

Lawned garden to the front. The rear garden has a small lawn area, timber framed garden shed. To the rear there is private parking, accessed off Grove Street, situated between the neighbouring garages. Potential for a garage subject to planning.



COUNCIL TAX BAND

The council tax band for this property is B

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.