



WAKEFIELD  
01924 291 294

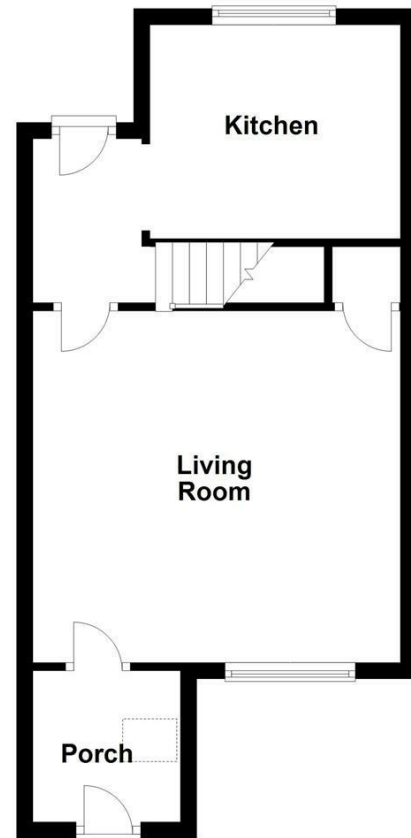
OSSETT  
01924 266 555

HORBURY  
01924 260 022

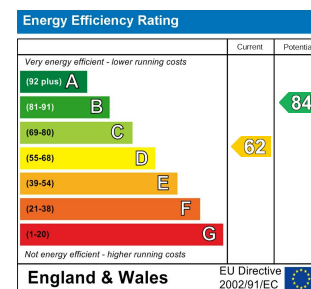
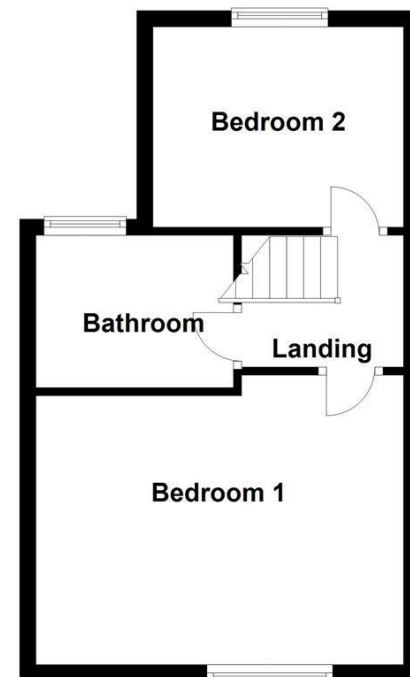
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
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.



**88 Springstone Avenue, Ossett, WF5 9EH**

**For Sale Freehold £169,995**

Superbly appointed throughout is this attractive and extended two bedroom end terrace property benefitting from UPVC double glazing and gas central heating.

The property fully comprises of entrance porch, living room, rear lobby leading to the contemporary kitchen. Stairs to the first floor lead to two bedrooms and the stunning three piece suite house bathroom/w.c. Outside, low maintenance garden to the front. Whilst to the rear is an artificial lawned garden incorporating timber decked patio area.

The property is well placed to local amenities including shops and good schools with local bus routes nearby and having great access to the motorway network, ideal for the commuter wishing to travel further afield.

A fantastic opportunity for the first time buyer or couple looking to gain access onto the property market and a viewing comes highly recommended.



**OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK**



## ACCOMMODATION

### ENTRANCE PORCH

5'8" x 5'7" [1.74m x 1.72m]

Composite entrance door, fully tiled floor, UPVC double glazed velux window to the side and door into the living room.

### LIVING ROOM

14'10" x 14'3" [4.53m x 4.35m]

Laminate floor, UPVC double glazed window to the front, radiator, coving to the ceiling and doors to the understairs storage cupboard and rear lobby.



### REAR LOBBY

Stairs to the first floor landing, doorway to the kitchen and stable door to the rear.

### KITCHEN

8'7" x 8'10" [2.64m x 2.71m]

Range of modern fitted wall and base units with matching work surface over incorporating stainless steel sink with mixer taps, integrated oven and grill with filter hood above and Zanussi four ring touch screen electric hob. Integrated fridge and freezer, integrated washing machine and dishwasher. Integrated bin, UPVC double glazed window to the rear, laminate floor, radiator and the combination boiler is housed in here.

### FIRST FLOOR LANDING

Coving to the ceiling, loft access, doors to two bedrooms and the bathroom.

### BEDROOM ONE

12'7" x 10'6" [max] x 9'5" [min] [3.84m x 3.21m [max] x 2.88m [min]]

Bespoke fitted wardrobes to one side of the wall, original fire surround, UPVC double glazed window to the front and radiator.



### BEDROOM TWO

8'7" x 8'11" [2.64m x 2.73m]

UPVC double glazed window to the rear and radiator.



### BATHROOM/W.C.

6'10" x 8'3" [2.09m x 2.53m]

Contemporary three piece suite comprising bath with waterfall taps and mixer shower above, low flush w.c. and pedestal wash basin with splash back. Heated chrome towel radiator, UPVC

double glazed frosted window to the rear, tiled floor with underfloor heating.



### OUTSIDE

Low maintenance pebbled garden to the front with stone flagged path to the front door. Whilst to the rear is an attractive artificial lawned garden incorporating timber decked patio area.



### COUNCIL TAX BAND

The council tax band for this property is A.

### 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.