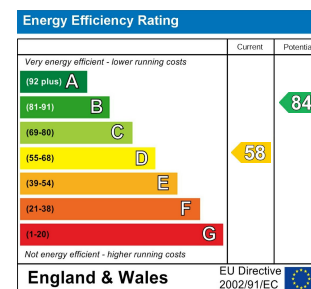
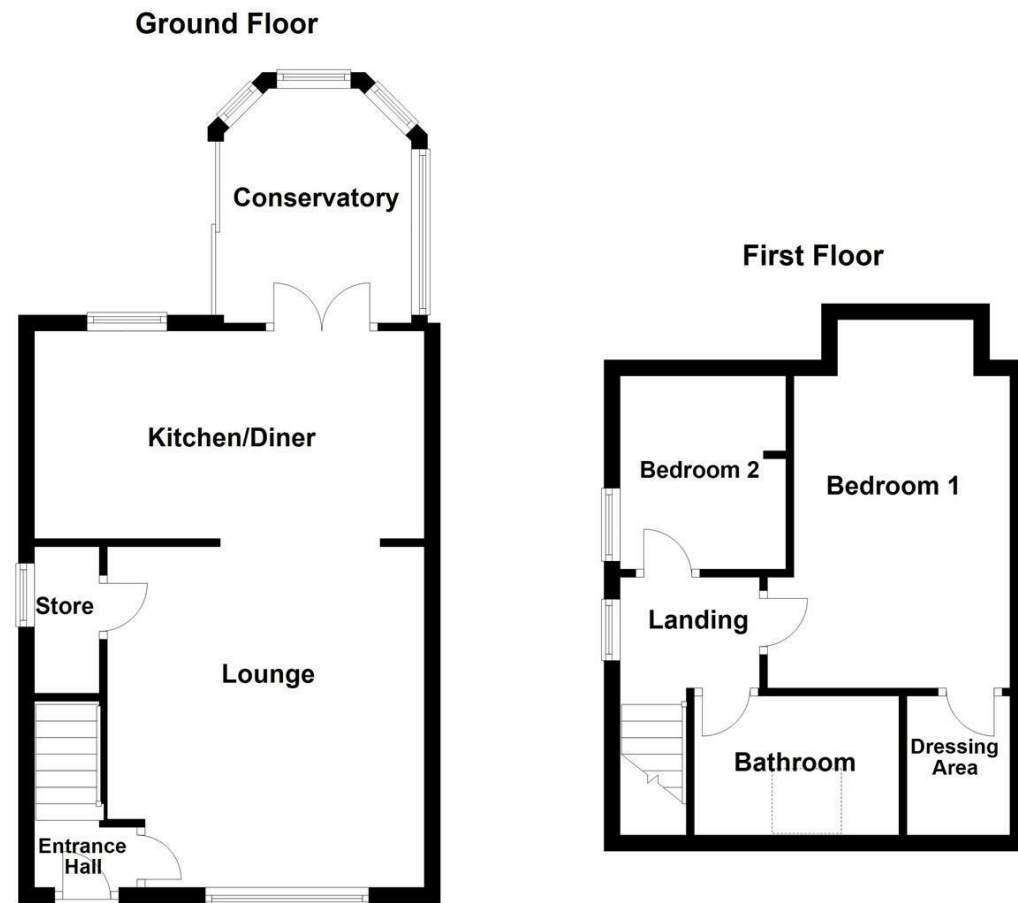




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



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.



Holmeview Runtlings, Ossett, WF5 8JJ

For Sale Freehold £265,000

Having being renovated throughout by the current owner is this superbly appointed two bedroom semi detached home with generous sized rear garden and including brand new fitted kitchen, bathroom, flooring, internal doors, central heating boiler and re-wired throughout.

The fully property fully comprises of the entrance hall, lounge, brand new fitted kitchen/diner and conservatory. Stairs to the first floor lead to two bedrooms (main bedroom with walk in dressing area) and contemporary house bathroom/w.c. Outside there is a block paved garden to the front and driveway parking to the side providing off street parking with gated access leading to the detached garage. To the back of the garage is a detached outbuilding with power, which could be used for a variety of purposes. An attractive tiered garden to the rear incorporating lawned garden and stone flagged patio areas with ornate pond.

Situated in a popular part of Ossett the property is well placed to local amenities including shops and good schools with local bus routes nearby, as well as Ossetts twice weekly market. The motorway network is only a short drive away, perfect for those looking to travel further afield.

An ideal home for the professional couple or those looking to downsize and offered for sale with no chain and vacant possession upon completion. An early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

Composite entrance door, stairs to the first floor landing and door into the lounge.

LOUNGE

12'11" x 13'10" [3.96m x 4.23m]

UPVC double glazed window to the front, radiator, quality fitted laminate flooring and good sized understairs storage with UPVC double glazed frosted window to the side. Squared archway into brand new fitted kitchen/diner.



KITCHEN/DINER

8'6" x 15'9" [2.61m x 4.81m]

Brand new range of modern fitted Sandstone gloss wall and base units with matching work surface over and splash back incorporating 1 1/2 sink and drainer with black mixer tap. Four ring Lamona touch screen electric hob, integrated Lamona oven and grill, integrated fridge and freezer, drawers down the base units and integrated automatic washing machine. Laminate flooring throughout, radiator and UPVC double glazed window to the rear and French doors to the conservatory.



CONSERVATORY

10'9" x 6'8" [3.29m x 2.04m]

Radiator and fully UPVC double glazed on a brick built base with sliding patio doors leading to the rear garden.



FIRST FLOOR LANDING

UPVC double glazed window to the side, radiator and doors to two bedrooms and the bathroom.

BEDROOM ONE

9'10" [max] x 8'4" [min] x 12'5" [3.02m [max] x 2.56m [min] x 3.81m]

UPVC double glazed window to the rear, radiator and door to the walk in dressing area.



DRESSING AREA

10'0" x 4'8" [min] x 6'11" [max] [3.06m x 1.43m [min] x 2.12m [max]]

Sloping ceiling to one side and radiator.



BEDROOM TWO

7'11" x 7'4" [2.42m x 2.24m]

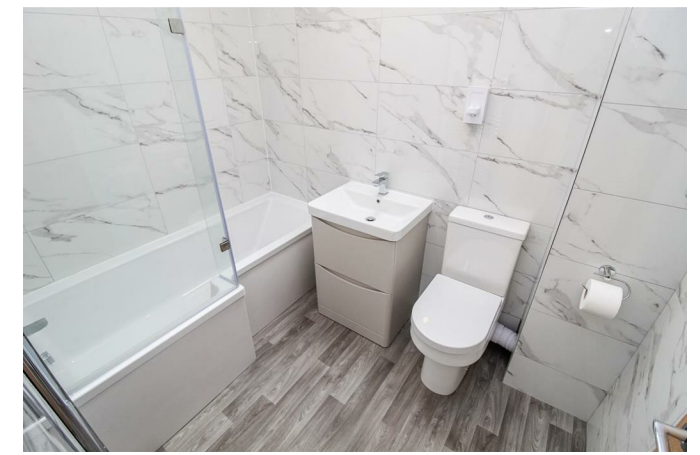
Radiator, UPVC double glazed window to the side and sloping ceiling to one side.



BATHROOM/W.C.

8'1" x 5'9" [2.47m x 1.76m]

Brand new contemporary three piece suite comprising low flush w.c., wash basin with vanity units and P-shaped panelled bath with mixer shower over and separate attachment. Heated chrome towel radiator, vinyl flooring, timber framed double glazed velux window to the front and fully tiled walls.



OUTSIDE

To the front is a block paved garden with block paved driveway to the side with gated access leading to the concrete sectional detached garage with up and over door. To the rear is a good sized tiered garden incorporating lawn, stone flagged patio areas with ornate pond. There is a good sized outbuilding, which could be used for a variety of purposes such as office or gym.



OUTBUILDING

4'11" x 8'7" [1.50m x 2.62m]

UPVC side door and window, vinyl flooring and door into multi purpose room.

MULTI PURPOSE ROOM

8'5" x 11'3". [2.58m x 3.45m.]

UPVC double glazed window to the side, light and power.

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.