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## 49 Park Square, Ossett, WF5 0JS

For Sale Freehold £159,950

Situated in the sought after town of Ossett is this three bedroom end terrace house extended to the rear, the property provides ample reception space along with three good sized bedrooms and wrap around gardens, which also provide off road parking.

The accommodation briefly comprises entrance hall, living room, kitchen, further hallway, bathroom/w.c. and cellar. To the first floor landing there is three bedrooms as well as loft access. To the front of the property there is a pebbled garden with planted features, raised slate and planted beds. The pebbled area also provides off road parking, which leads down to the side of the property. The rear garden has lawn area, pebbled area and raised decked patio area all enclosed by fencing and hedging.

This property would make an ideal purchase for a range of buyers looking in the Ossett area, ideally located for shops and schools, which can be found within walking distance. Larger facilities can be found in Ossett town centre and transport links are great with a fantastic motorway network close by, as well as being ideally located between Wakefield and Dewsbury.

Only a full internal inspection will truly show what is to offer and so an early viewing comes highly advised.

Energy Efficiency Rating		Current	Potential
Vary 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

Frosted UPVC double glazed door leading into the entrance hall. Central heating radiator, door providing access to the living room, stairs providing access to the first floor landing, partial exposed brick archway.

### LIVING ROOM

16'2" x 13'9" max x 11'10" min [4.94m x 4.2m max x 3.63m min]  
UPVC double glazed window to the front, two central heating radiators, door into the further hallway, door into the kitchen, coving to the ceiling, fitted shelves.



### KITCHEN

7'10" x 11'8" [2.4m x 3.58m ]

Timber framed stable door with frosted glass pane leading to

the rear garden, UPVC double glazed window to the rear, coving to the ceiling, central heating radiator, a range of modern wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, tiled splashback, space for a gas cooker, space and plumbing for a washing machine, space for a fridge freezer.

### FURTHER HALLWAY

Access to the cellar, door to the house bathroom/w.c.

### HOUSE BATHROOM/W.C.

4'11" x 7'10" [1.52m x 2.39m]  
Spotlights to the ceiling, chrome ladder style central heating radiator, frosted UPVC double glazed window to the rear, low flush w.c., ceramic wash basin built into storage unit with mixer tap, panelled bath with mixer tap and shower head attachment, as well as mains fed overhead shower and shower screen. Fully tiled.



### CELLAR

6'6" x 10'1" [2m x 3.08m]

Power and light. Timber framed door leading to an additional cellar store (measuring 1.75m x 2m).

### FIRST FLOOR LANDING

UPVC double glazed window to the rear, loft access, doors to three bedrooms.

### BEDROOM ONE

10'1" x 9'9" max x 6'10" min [3.09m x 2.99m max x 2.09m min]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling.



### BEDROOM TWO

11'3" x 5'8" [3.43m x 1.75m]

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling.



### BEDROOM THREE

6'3" x 8'5" [1.92m x 2.57m]

UPVC double glazed window to the front, central heating radiator, overstairs storage cupboard.

### OUTSIDE

The garden is mainly pebbled providing off road parking in form of a pebbled driveway. Planted features, raised slate and planted beds, slight lawned area and a paved pathway leading to the front entrance door. Timber fencing to one side, walls to the front and to the other side. The pebbled driveway leads down

the side of the property with access to timber gates. To the rear there is a lawned and pebbled area, space for a garden shed, raised decked patio area and is fully enclosed by fencing and hedging.



### PLEASE NOTE

Please note this property has been partially underpinned. Further details can be provided upon request

### 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.