



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



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	

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.



10 Berryfield Garth, Ossett, WF5 9TE

For Sale Freehold £190,000

A two bedroomed modern town house presenting well proportioned rooms with a conservatory extension to the rear, in this popular residential area within easy reach of the town.

With a gas fired central heating system and sealed unit double glazed windows, this modern town house is approached via a welcoming entrance hall that has a guest toilet off to the side. The kitchen is also at the front of the property and is fitted with a range of modern units with integrated cooking facilities. To the rear there is a well proportioned living room that has sliding French doors through to a conservatory overlooking the back garden. To the first floor there are two double bedrooms served by the house bathroom. Outside, the property has a modest garden to the front, whilst to the rear there is a further garden with artificial lawn and paved patio sitting area. Opposite the house there is allocated parking.

The property is situated towards the head of a cul-de-sac in this popular residential area within easy reach of the broad range of shops, schools and recreational facilities offered by the centre of Ossett. Ossett enjoys a regular market and has ready access to the national motorway network.



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ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door, central heating radiator and stairs to the first floor.

GUEST W.C.

6'10" x 2'7" [2.1m x 0.8m]

Frosted window to the front, low suite w.c. and wall mounted wash basin. Central heating radiator.

LIVING ROOM

17'0" x 12'1" [5.2m x 3.7m]

Two central heating radiators, useful understairs cupboard and sliding French doors through to the conservatory.



CONSERVATORY

12'9" x 7'10" [3.9m x 2.4m]

French door out to the back garden.



KITCHEN

11'5" x 5'6" [3.5m x 1.7m]

Window to the front and fitted with a range of gloss white fronted wall and base units with wood effect work tops and tiled splash backs. Stainless steel sink unit, gas on glass four ring hob with stainless steel filter hood over, built in oven, space for a tall fridge/freezer and space and plumbing for a washing machine. Central heating radiator and matching cupboard housing the Vokera gas fired central

heating boiler.

FIRST FLOOR LANDING

Loft access hatch.

BEDROOM ONE

12'1" x 11'1" [3.7m x 3.4m]

Window overlooking the back garden and central heating radiator.



BEDROOM TWO

12'1" x 11'1" [3.7m x 3.4m]

Window to the front, central heating radiator and useful overstairs cupboard.



BATHROOM/W.C.

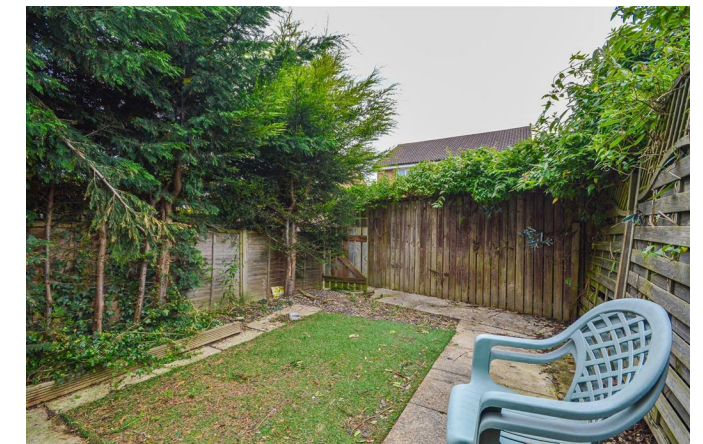
5'10" x 5'6" [1.8m x 1.7m]

Fitted with a three piece white and chrome suite comprising panelled bath with shower over, pedestal wash basin and low suite w.c. Part vinyl panelled walls, extractor fan, central heating radiator and electric shaver socket.



OUTSIDE

To the front the property has a small garden with steps leading up to the front door. To the rear the property has an artificial lawn with small paved sitting area and hand gate out to the footpath to the rear. Opposite the house, the property also benefits from allocated parking.



COUNCIL TAX BAND

The council tax band for this property is B.

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.