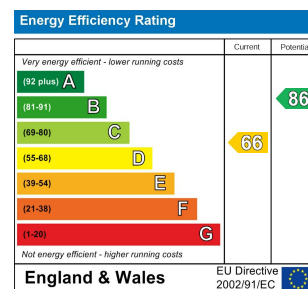




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



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.



156 Manor Road, Ossett, WF5 0SJ
For Sale Freehold Offers In The Region Of £210,000

This particularly attractive three bedroom home is situated in a popular spot within Ossett, close to the extensive array of amenities on offer and benefitting from transport links including the M1 motorway network nearby.

The property is set over two floors and to the ground floor briefly comprises of entrance hall, modern kitchen and light and airy lounge. To the first floor are three bedrooms and a stylish shower room/w.c. Externally there are front and rear gardens, as well as a single garage located to the rear of the property.

This lovely is ready to move into and has been well maintained by the current owner, sure to be popular, an early viewing is advised.



ACCOMMODATION

ENTRANCE HALL

Front facing UPVC double glazed entrance door with window to the side, understairs storage cupboard, quality wood effect flooring, stairs to the first floor, double central heating radiator, coving to the ceiling and doors to the kitchen and living room.

KITCHEN

9'10" x 10'7" [3.01m x 3.25m]

Stylish range of cream gloss wall and base units complementary laminate work surface over incorporating circular stainless steel sink and drainer with chrome swan neck mixer tap, in built electric oven with four ring induction hob and stainless steel extractor hood and splash back. Space and plumbing for an under counter automatic washing machine, integrated slimline dishwasher and space for a larder style fridge/freezer. Double central heating radiator, quality wood effect flooring, front facing UPVC double glazed window, spotlights and coving to the ceiling.

LIVING ROOM

15'10" [max] x 15'0" [4.85m [max] x 4.59m]

Feature fireplace with gas fire inset, coving to the ceiling, double central heating radiator, carpeted flooring, television point and rear facing UPVC double glazed French doors.



FIRST FLOOR LANDING

Doors to three bedrooms and shower room. Loft hatch for access and useful in built storage cupboard over the bulkhead.

BEDROOM ONE

12'6" x 8'10" plus recess [3.83m x 2.70m plus recess]

Front facing UPVC double glazed window, double central heating radiator, carpeted flooring and coving to the ceiling.



BEDROOM TWO

8'9" plus recess x 13'4" [2.69m plus recess x 4.08m]

Rear facing UPVC double glazed window, double central heating radiator, carpeted flooring and coving to the ceiling.



BEDROOM THREE

8'2" x 6'9" [2.51m x 2.07m]

Rear facing UPVC double glazed window, double central heating radiator and quality wood effect flooring.



SHOWER ROOM/W.C.

6'7" x 7'4" [max] [2.01m x 2.24m [max]]

Three piece suite comprising walk in shower with dual

shower and glazed screen door, vanity wash hand basin with chrome mixer tap and low flush w.c. Spotlights to the ceiling, UPVC double glazed frosted window, chrome ladder style radiator, quality UPVC panelling to the walls and quality wood effect flooring.



OUTSIDE

To the front of the property is a lawned garden with paved pathway leading to the entrance door. To the rear the property enjoys a well maintained enclosed garden with paved patio seating area, lawn and gravelled border, steps provide access to the garage.



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.