



WAKEFIELD  
01924 291 294

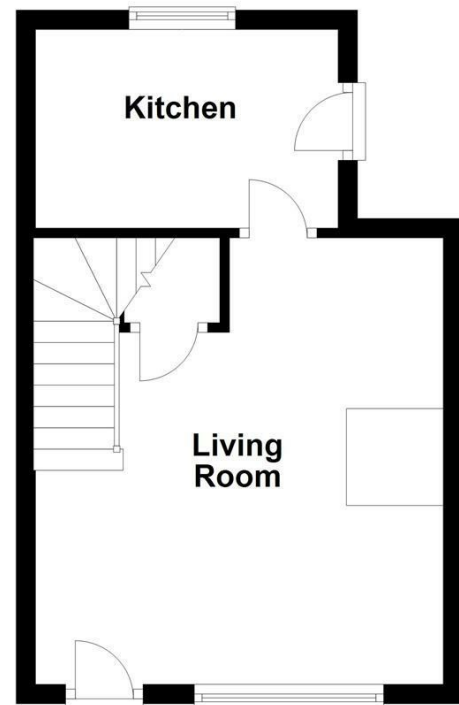
OSSETT  
01924 266 555

HORBURY  
01924 260 022

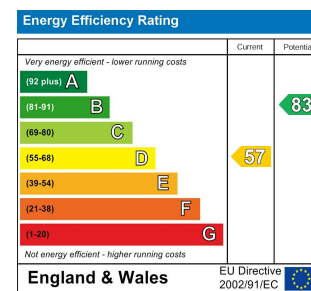
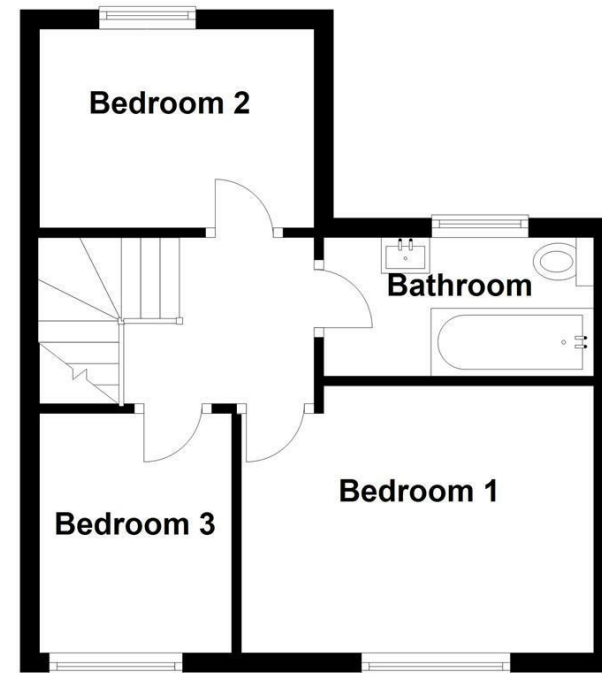
NORMANTON  
01924 899 870

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.



**1 Charles Street, Ossett, WF5 0LR**

**For Sale Freehold £189,950**

A fantastic opportunity to purchase this three bedroom end terrace property situated in the sought after location of Ossett and would suite a first time buyer or those looking to downsize with local amenities only a short distance away.

The property briefly comprises of lounge and modern fitted kitchen. The first floor landing leads to three bedrooms and the house bathroom/w.c. To the front is a small buffer garden with driveway to the side providing off road parking for one vehicle and a private and enclosed lawned garden to the rear.

Well presented throughout, this property deserves an early viewing to appreciate the accommodation on offer and to avoid disappointment.





## ACCOMMODATION

### LIVING ROOM

17'7" x 14'8" [5.36m x 4.49m]

Composite front entrance door, open staircase to the first floor landing, door to a storage cupboard and door through to the kitchen. UPVC double glazed window to the front, chimney breast with gas fireplace and central heating radiator.



### KITCHEN

6'3" x 8'11" [1.93m x 2.72m]

Range of modern fitted wall and base units with laminate work surface over and laminate splash back.

Integrated oven with four ring gas hob and glass splash back with hood over, space and plumbing for a fridge/freezer and washing machine or dishwasher. Inset chrome sink with mixer tap, central heating radiator, UPVC double glazed window to the rear aspect and composite stable door to the rear garden.

### FIRST FLOOR LANDING

Doors to the bathroom and three bedrooms.

### BEDROOM ONE

11'10" x 9'8" [3.61m x 2.96m]

Central heating radiator and UPVC double glazed window to the front aspect.



### BEDROOM TWO

8'11" x 6'3" [2.72m x 1.93m]

Central heating radiator and UPVC double glazed window to the rear aspect.



### BATHROOM/W.C.

8'9" x 4'3" [2.67m x 1.31m]

Modern fitted white three piece suite comprising low flush w.c., pedestal wash basin and panelled bath with shower over. Central heating radiator and UPVC double glazed frosted window to the rear aspect.



### BEDROOM THREE

5'0" x 8'7" [1.54m x 2.62m]

Central heating radiator and UPVC double glazed window to the front aspect.



## OUTSIDE

To the front of the property there is a small slated garden with steps leading to the front door and driveway to the side providing off road parking for one vehicle. To the rear is a private and enclosed garden mainly artificially lawned with paved patio area, perfect for outdoor dining and entertaining, surrounded by wall and timber fencing.



## 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.