



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
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.



3 Belgrave Street, Ossett, WF5 0AD

For Sale Freehold £450,000

A fantastic opportunity to purchase this spacious and extended four bedroom family home enjoying spacious living accommodation spread over three levels, two useful cellar rooms, off road parking and enclosed rear garden.

The property briefly comprises of entrance hall, living room, kitchen/diner, sitting room and access down to two cellar rooms. The first floor landing leads to two bedrooms and four piece suite bathroom/w.c. A further set of stairs lead to the second floor landing which provides access to two further bedrooms and a three piece suite bathroom/w.c. Outside, the property is accessed to the front onto a Yorkshire stone pathway with pebbled garden incorporating bushes and trees. A paved driveway to the side of the property providing ample off road parking. To the rear is a paved patio area, perfect for entertaining and dining purposes with a central circular lawn, Yorkshire stone paved seating area, timber shed and timber decked patio area, surrounded by solid brick built walls.

Ideally located in Ossett, the property is well placed for local amenities including local schools. Main bus routes run to and from Wakefield city centre and the national motorway network is only short drive away.

Offered to the market with no chain, this property would make a fantastic home and a viewing is highly recommended.



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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, UPVC double glazed sunlight, laminate flooring, central heating radiator, ornate coving to the ceiling, staircase with original handrail leading to the first floor landing and doors to the living room, kitchen/diner and access to the cellar rooms. Double doored built in cloak cupboard.

LIVING ROOM

15'5" x 14'9" (4.72m x 4.50m)

Ornate coving to the ceiling, detailed ceiling rose, UPVC double glazed sash window overlooking the front aspect, central heating radiator and living flame effect gas fire on a marble hearth with marble matching interior and original wooden decorative surround.

KITCHEN/DINER

24'7" (max) x 12'0" (min) x 12'0" (max) x 3.67m (min) x 3.68m

Range of wall and base units with laminate work surface over and tiled splash back, 1 1/2 stainless steel sink and drainer with swan neck chrome mixer tap, integrated oven and grill with four ring gas hob, stainless steel splash back and cooker hood over. Space for a large fridge/freezer, space and plumbing for a washing machine, space for a dryer, space for a slimline dishwasher and downlights built into the wall cupboards. Inset spotlights to the ceiling, laminate tiled floor, two central heating radiators, double timber doors providing access into the sitting room, composite side entrance door with frosted sunlight above and UPVC double glazed sash windows to the rear and side.



SITTING ROOM

13'9" x 14'10" (4.20m x 4.53m)

Gas fire on a marble hearth with decorative tiled interior, cast iron detailing and solid wooden surround. UPVC double glazed sash windows to the rear and side, coving to the ceiling and detailed ceiling rose.



CELLAR

15'5" x 9'6" (4.71m x 2.90m)

Light and an opening providing access to the original coal shuttle room.

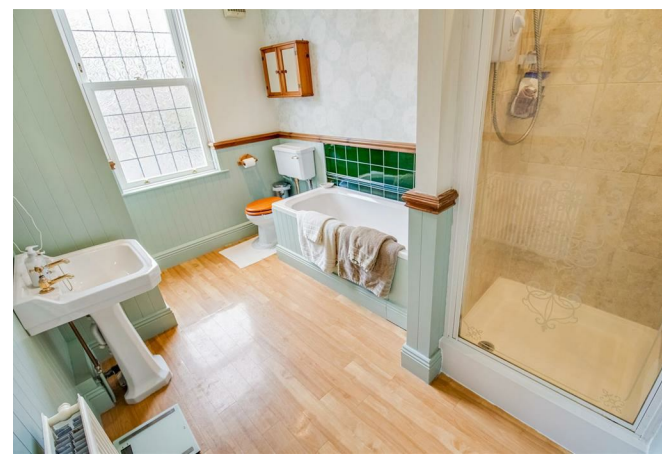
FIRST FLOOR LANDING

Doors to two bedrooms and the bathroom. UPVC double glazed sash window overlooking the front elevation, coving to the ceiling, central heating radiator and further staircase leading to the second floor.

BATHROOM/W.C.

11'7" x 7'7" (3.55m x 2.32m)

Four piece suite comprising pedestal wash basin, panelled bath, low flush w.c. and enclosed shower cubicle with electric shower. Laminate floor, central heating radiator, dado rail, extractor fan, shaver socket point, inset spotlights and UPVC double glazed frosted sash window overlooking the rear elevation. Cupboard housing the boiler.



BEDROOM ONE

15'6" x 14'9" (4.73m x 4.52m)

Coving to the ceiling, central heating radiator and UPVC double glazed sash window overlooking the front elevation.



BEDROOM TWO

13'8" x 14'11" (4.19m x 4.55m)

UPVC double glazed sash windows to the side and rear elevation, central heating radiator and built in double wardrobe.

SECOND FLOOR LANDING

Doors to the bathroom and two further bedrooms. Coving to the ceiling, central heating radiator, timber double glazed velux window with built in blind, loft access and small door providing access into the eaves.

BATHROOM/W.C.

6'5" x 9'0" (1.98m x 2.75m)

Three piece suite comprising panelled bath, low flush w.c. and pedestal wash basin. Central heating radiator, extractor fan, timber double glazed velux window with built in blind and small cupboard door providing access into the eaves.



BEDROOM THREE

12'4" x 9'4" (3.78m x 2.86m)

UPVC double glazed sash window overlooking the side elevation, central heating radiator and coving to the ceiling.

BEDROOM FOUR

9'6" x 12'4" (2.91m x 3.78m)

UPVC double glazed sash window overlooking the side elevation, central heating radiator and coving to the ceiling.

OUTSIDE

To the front of the property is a Yorkshire stone pathway leading to the front with low maintenance pebbled garden with bushes and trees within. A paved driveway to the side of the property providing ample off road parking leading to double cast iron gates accessing the rear garden. To the rear is a paved patio area, perfect for entertaining and dining purposes with a central circular lawn, Yorkshire stone paved seating area, timber shed and timber decked patio area, surrounded by solid brick built walls.



COUNCIL TAX BAND

The council tax band for this property is D.

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.