



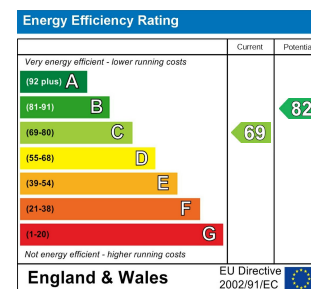
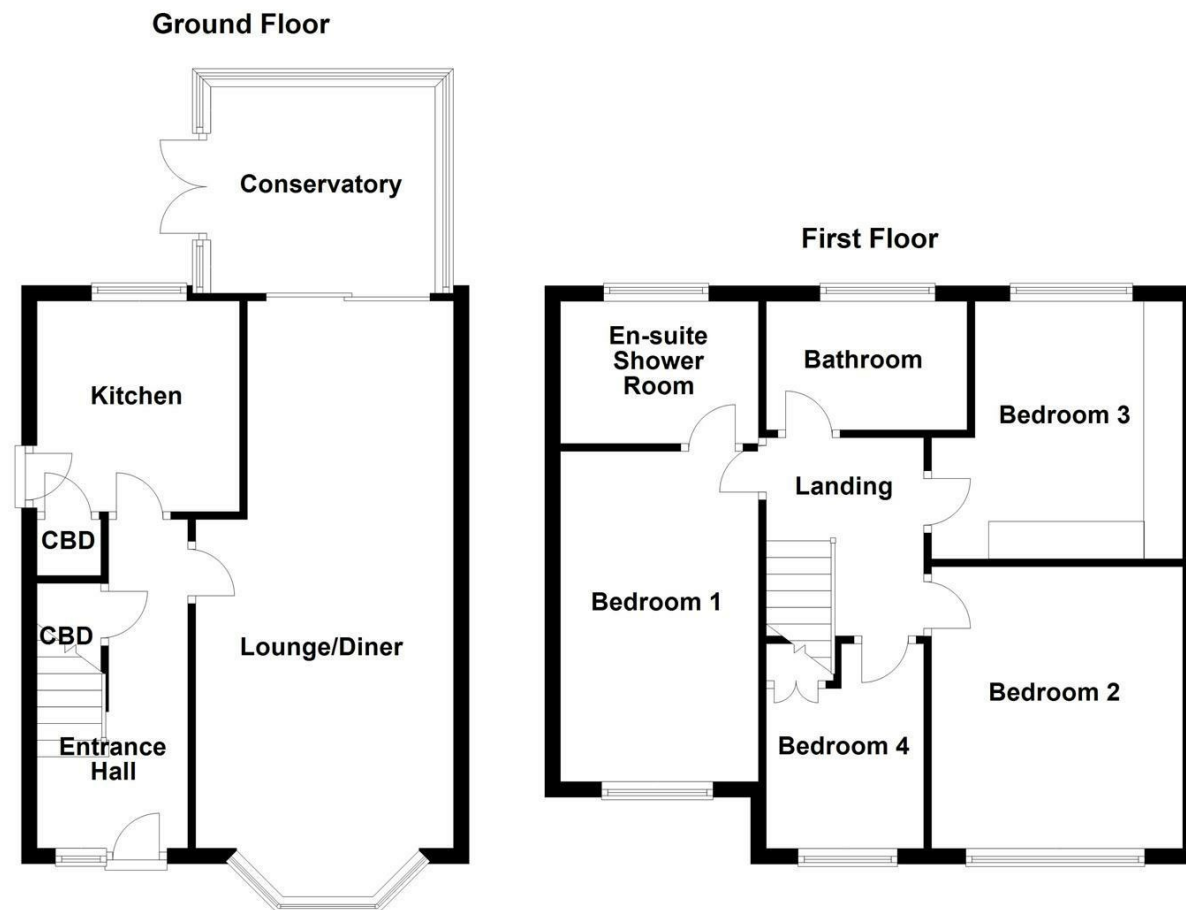
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
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.



39 Longlands Road, Ossett, WF5 0QU

For Sale Freehold £270,000

Located on this modern development is this extended four bedroom semi detached property benefitting from spacious lounge/diner, en suite, off road parking and attractive rear garden.

The property briefly comprises of entrance hall, kitchen, lounge/diner and conservatory. The first floor landing leads to four bedrooms (bedroom one with en suite shower facilities) and the main house bathroom/w.c. Outside to the front is a lawned garden and driveway providing ample off road parking leading to the detached single garage. To the rear steps lead up to an attractive lawn garden with paved patio area and with further steps leading up to a second lawned garden with corner paved seating area, surrounded by timber fencing.

The property is within close proximity to local amenities such as shops and schools. The motorway network is only a short drive away, perfect for those looking to commute further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

13'10" x 3'4" (min) x 6'3" (max) [4.23m x 1.02m (min) x 1.93m (max)]
Composite front entrance door with frosted panel, central heating radiator, staircase to the first floor landing and doors to the understairs storage cupboard, lounge/diner and kitchen.

KITCHEN

8'10" x 8'6" [2.71m x 2.61m]
Range of wall and base units with laminate work surface over and tiled splash back above, stainless steel sink and drainer with mixer tap, plumbing and drainage for a washing machine, integrated oven and grill with four electric hobs and integrated fridge/freezer. UPVC double glazed window overlooking the rear aspect, UPVC side entrance door and timber door to a storage cupboard.

LOUNGE/DINER

10'9" (max) x 8'7" (min) x 23'1" [3.30m (max) x 2.63m (min) x 7.06m]
Wall mounted electric fire, UPVC double glazed bow window overlooking the front aspect, coving to the ceiling, two central heating radiators and a set of UPVC double glazed sliding patio doors to the conservatory.



CONSERVATORY

8'9" x 10'2" [2.68m x 3.10m]
Laminate flooring, central heating radiator, UPVC double glazed windows on all three sides, power and light. Set of UPVC double glazed French doors leading to the rear garden.



FIRST FLOOR LANDING

Loft access, central heating radiator and doors to four bedrooms and the house bathroom.

BATHROOM/W.C.

5'4" x 8'5" [1.63m x 2.57m]
Three piece suite comprising curved P-shaped panelled bath with centralised mixer tap and mixer shower over, vanity wash hand basin and concealed cistern low flush w.c. Central heating radiator, glass shelving with glass vanity mirror behind, UPVC double glazed frosted window overlooking the rear elevation, UPVC cladding with chrome strips to the ceiling and inset spotlights.



BEDROOM ONE

6'10" x 14'6" [2.10m x 4.43m]
Loft access, inset spotlights to the ceiling, central heating radiator, UPVC double glazed window overlooking the front elevation and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

5'11" x 6'9" [1.81m x 2.08m]
Three piece suite comprising larger than average shower cubicle with mixer shower within, concealed cistern low flush w.c. and vanity wash basin with chrome mixer tap and mirror with built in lighting. UPVC double glazed frosted window overlooking the rear elevation, chrome ladder style radiator, UPVC cladding with chrome strips and inset spotlights.



BEDROOM TWO

10'7" x 11'10" [3.24m x 3.62m]
UPVC double glazed window overlooking the front elevation, coving to the ceiling and central heating radiator.



BEDROOM THREE

10'10" x 10'9" (max) x 8'9" (min) [3.32m x 3.29m (max) x 2.68m (min)]
Range of fitted wardrobes with fitted dressing table and fitted drawers. UPVC double glazed window overlooking the rear elevation and central heating radiator.

BEDROOM FOUR

8'7" (max) x 6'9" (min) x 6'7" [2.63m (max) x 2.06m (min) x 2.01m]
Central heating radiator, UPVC double glazed window overlooking the front elevation and coving to the ceiling.

OUTSIDE

To the front there is a pleasant lawned garden and resin driveway providing off road parking for several vehicles continuing under a car port leading to the detached single garage with manual up and over door, power and light within. To the rear steps lead up an attractive lawned garden with paved patio area, perfect for entertaining and dining purposes with further steps leading up to a second lawned garden with corner paved seating area, surrounded by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is C.

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.