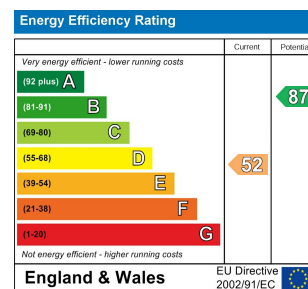
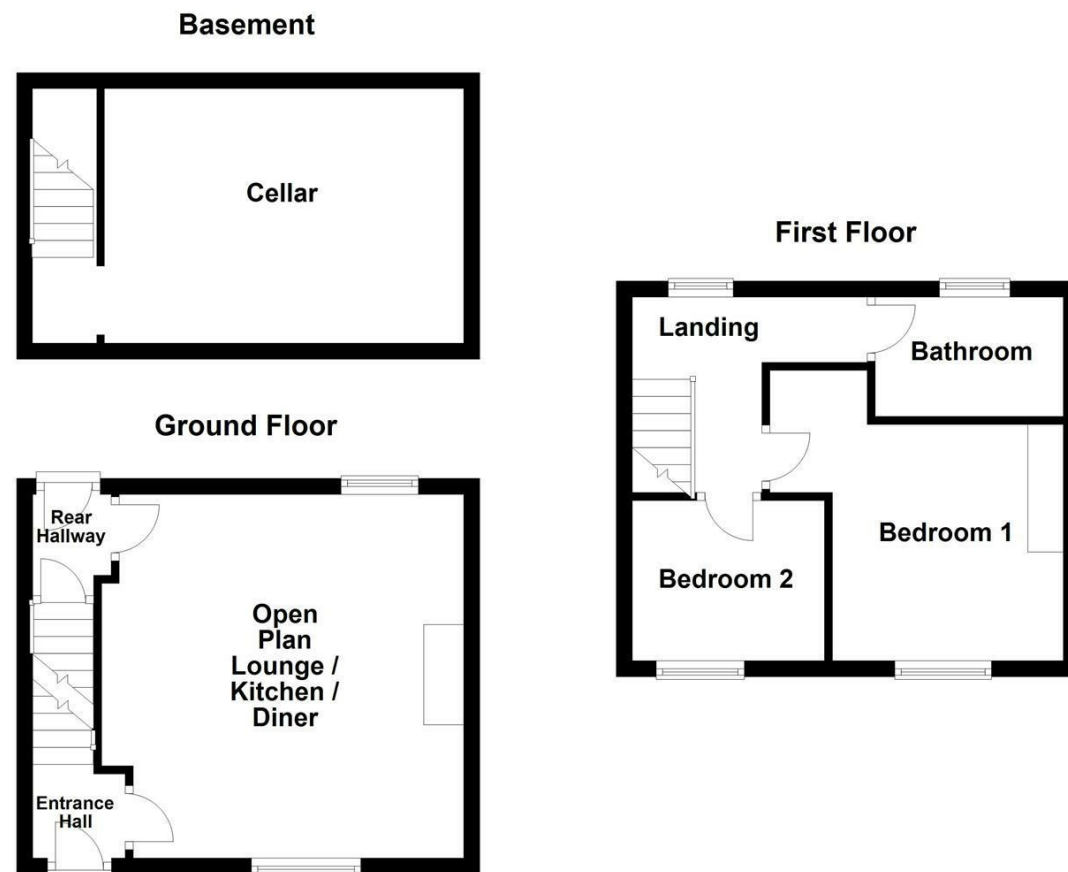




**WAKEFIELD** | **OSSETT** | **HORBURY**  
**01924 291 294** | **01924 266 555** | **01924 260 022**  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
**01924 899 870** | **01977 798 844**



**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.



**139 Wakefield Road, Ossett, WF5 9AD**

**For Sale Freehold £110,000**

Ideally located between Wakefield and Ossett is this two bedroom mid terrace property recently refurbished throughout, this well presented property benefits from modern fitted kitchen and bathroom, as well as rear off road parking.

The property briefly comprises of entrance hall, open plan lounge/kitchen/diner and rear hallway with access down to the cellar. The first floor landing leads to two bedrooms and three piece suite house bathroom/w.c. Outside there is an off street parking space to the rear.

The property is ideally located for all the local amenities that Ossett and Wakefield has to offer such as shops and schools. The M1 motorway network is only minutes away, perfect for the commuter looking to travel further afield.

Ideal for the first time buyer, couple or investor, only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



**OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK**



## ACCOMMODATION

### ENTRANCE HALL

UPVC frosted double glazed front entrance door, central heating radiator, stairs to the first floor landing and door through to the open plan lounge/kitchen/diner.

### LOUNGE/KITCHEN/DINER

14'10" x 14'9" [max] x 11'4" [min] [4.54m x 4.52m [max] x 3.47m [min]]

Range of modern wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Four ring gas hob with stainless steel extractor hood above, integrated oven, space and plumbing for a washing machine, space for a fridge/freezer and cupboard housing the Ideal combi boiler. UPVC double glazed windows to the front and rear, door to the rear hallway and central heating radiator.



### REAR HALLWAY

UPVC double glazed door to the rear and door leading down to the cellar.

### FIRST FLOOR LANDING

Loft access, UPVC double glazed window to the rear, central heating radiator and doors to two bedrooms and the house bathroom.

### BEDROOM ONE

11'6" x 11'1" [max] x 4'0" [min] [3.51m x 3.38m [max] x 1.24m [min]]

UPVC double glazed window to the front and central heating radiator.



### BEDROOM TWO

6'6" x 7'3" [2.0m x 2.23m]

UPVC double glazed window to the front and central heating radiator.



### BATHROOM/W.C.

7'8" x 4'11" [2.36m x 1.5m]

Three piece suite comprising low flush w.c., pedestal wash basin with mixer tap and panelled

bath with mixer tap and shower head attachment. Spotlights to the ceiling, extractor fan, UPVC double glazed frosted window to the rear, chrome ladder style radiator and fully tiled.



### OUTSIDE

Block paved parking space to the rear providing off road parking for one vehicle.

### PLEASE NOTE

Under the Estate Agency Act 1974, we will point out that the vendor in this instance is a relative of an employee of Richard Kendall Estate Agent.

### 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.