



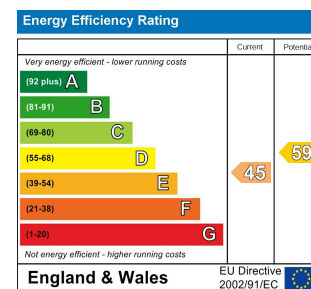
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**MORTGAGES**

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.



**134 Kingsway, Ossett, WF5 8DQ**

**For Sale Freehold £315,000**

Providing deceptively spacious accommodation is this five bedroom semi detached family home, which is in need of some cosmetic updating, this property offers a fantastic opportunity to still add your own personal touch to areas. The home benefits from two reception rooms, ample off road parking and a generous sized rear garden.

The accommodation comprises entrance hall, living room, sitting/dining room, kitchen/dining room and steps down to the useful basement with utility and store rooms. The first floor landing leads to five bedrooms and the house bathroom. Outside, the property has a pebbled double driveway providing off street parking and leads to the integral single garage. The good sized garden incorporates Indian stone paved patio areas with steps leading down a lawn with wood chipped area and large timber summerhouse, surrounded by timber fencing with a timber gate to the rear.

The property is situated within easy reach of the broad range of shops and schools offered by Ossett town centre and is within very easy reach of the motorway network.

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



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## ACCOMMODATION

### ENTRANCE HALL

Timber front entrance door, central heating radiator, staircase leading to the first floor landing, ornate coving to the ceiling and doors to the kitchen/diner, sitting/dining room and living room. Set of double doors to a storage cupboard with fixed shelving within.

### LIVING ROOM

11'10" x 11'10" [min] x 15'0" [max] [3.63m x 3.63m [min] x 4.58m [max]]  
Ornate coving to the ceiling, central heating radiator, UPVC double glazed bay window overlooking the front aspect, living flame effect gas fire on a tiled hearth with decorative interior, cast iron detailing and wooden decorative surround.

### SITTING/DINING ROOM

11'11" x 12'0" [min] x 15'0" [max] [3.64m x 3.68m [min] x 4.59m [max]]  
UPVC double glazed bay window overlooking the rear aspect and two central heating radiators.



### KITCHEN/DINING ROOM

8'11" x 17'7" [2.72m x 5.38m]  
Range of wall and base units with laminate work surface over and tiled splash back, 1/2 sink and drainer with mixer tap, space and plumbing for a dishwasher, space for an oven and grill with cooker hood over and space for a fridge/freezer. UPVC double glazed windows overlooking the side and rear aspect. Timber door to the rear garden and door with staircase leading down to the cellar.



### CELLAR

Original curing table, polished concrete floor and provides access to the utility.

### UTILITY AREA

8'7" x 7'9" [2.62m x 2.36m]  
Timber single glazed window and door to the rear garden, laminate work surface over with ceramic sink and space and plumbing for a dryer. Timber doors providing access to two main basement rooms.

### BASEMENT ROOM ONE

11'10" x 14'6" [max] x 11'10" [min] [3.63m x 4.43m [max] x 3.63m [min]]  
Timber door to the second basement room, power and light within.

### BASEMENT ROOM TWO

11'10" x 11'10" [3.62m x 3.63m]  
Wall mounted combi condensing boiler, power and light within.

### FIRST FLOOR LANDING

Loft access with bi-folding wooden staircase ladder and doors to five bedrooms and the house bathroom.

### BATHROOM/W.C.

8'9" x 8'4" [2.69m x 2.56m]  
Four piece suite comprising walk in shower cubicle with mixer shower, panelled bath with mixer tap and shower attachment, low flush w.c. and vanity wash basin with

mixer tap and tiled splash back. Inset spotlights to the ceiling, chrome ladder style radiator, UPVC double glazed frosted window overlooking the rear elevation and wall mounted extractor fan.



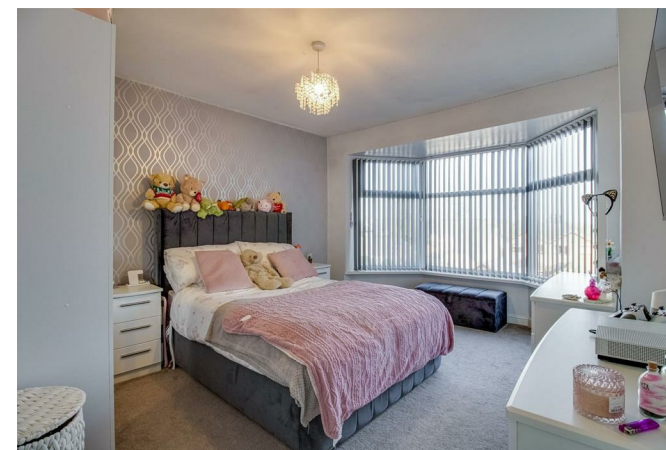
### BEDROOM ONE

9'9" x 11'9" [min] x 14'8" [max] [2.99m x 3.60m [min] x 4.49m [max]]  
UPVC double glazed bay window overlooking the front elevation, central heating radiator and fitted wardrobe to one wall.



### BEDROOM TWO

11'10" x 11'11" [min] x 14'11" [max] [3.61m x 3.65m [min] x 4.55m [max]]  
UPVC double glazed bay window overlooking the rear elevation and central heating radiator.



### BEDROOM THREE

12'3" [min] x 13'5" [max] x 10'10" [3.74m [min] x 4.10m [max] x 3.32m ]  
UPVC double glazed bay window overlooking the front elevation and central heating radiator.

### BEDROOM FOUR

9'1" [min] x 10'7" [max] x 8'10" [2.78m [min] x 3.23m [max] x 2.71m]  
UPVC double glazed window overlooking the rear elevation and central heating radiator.

### BEDROOM FIVE

8'6" x 5'10" [2.61m x 1.78m]  
UPVC double glazed window overlooking the front elevation and central heating radiator.

### OUTSIDE

To the front of the property is a pebbled double driveway providing ample off road parking leading to the integral single garage. A timber gate provides access down a pathway to the enclosed rear garden. To the rear is an Indian stone paved patio area with steps leading down a further Indian stone paved patio, a low maintenance wood chipped area, attractive lawn and large timber summerhouse. A timber gate accesses the street behind.



### GARAGE

17'1" x 10'11" [5.21m x 3.34m]  
Manual up and over door to the front, single glazed window to the side and power and light.

### 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.