



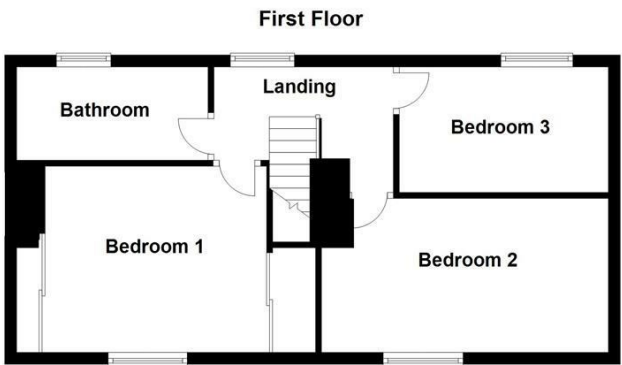
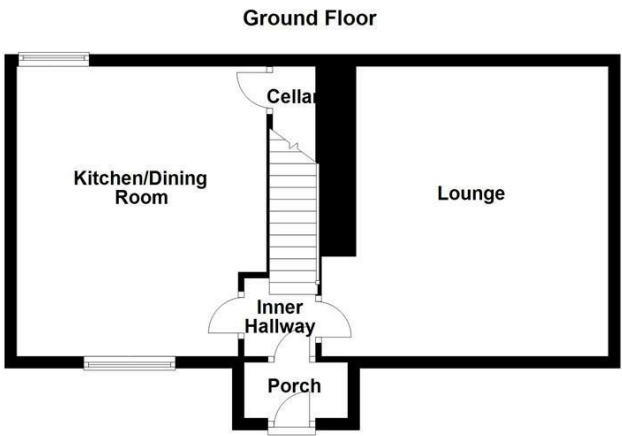
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRAC T & CASTLEFORD  
01977 798 844

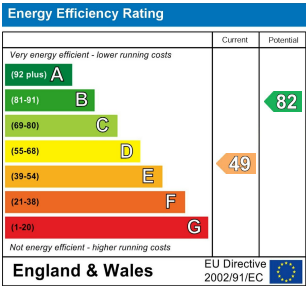


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



## 49 High Street, Ossett, WF5 9RB

### For Sale Freehold £315,000

A spacious detached cottage which was originally two properties and has now converted to one is offering period style accommodation with three well proportioned bedrooms, open plan kitchen/dining room, separate lounge, off street parking, UPVC double glazing and newly added eco boiler.

The accommodation comprises entrance vestibule, inner hall, spacious lounge, open plan kitchen dining room with island. To the first floor three well-proportioned bedrooms and the house bathroom. Outside to the front there is off street parking, lawned garden, slate borders and landscaped seating area under a pergola.

The property is conveniently located within close proximity to local amenities including shops and schools. There is easy access to the motorway network, which is ideal for the commuter wishing to work or travel further afield, in addition, there are also local bus routes travelling to and from the town centre.

An early viewing comes highly recommended to avoid disappointment.





## ACCOMMODATION

### ENTRANCE PORCH

Front entrance porch with UPVC entrance door, fully tiled floor, central heating radiator and painted wood ceiling, panelled door with glazed inserts into the inner hallway with staircase off to the first floor, panelled door off with glazed inserts to the lounge and kitchen dining room.

### LIVING ROOM

15'9" x 15'10" narrowing to 13'10" [4.80m x 4.83m narrowing to 4.22m]

Solid oak beams to the ceiling, central heating radiator, laminate floor covering, brick dress chimney opening with a decorative cast iron fire, UPVC double glazed window to the front elevation.



### KITCHEN DINING ROOM

16'0" x 13'9" narrowing to 12'2" [4.88m x 4.21m narrowing to 3.72m]

UPVC double glazed window to the front elevation, UPVC double glazed frosted window to the rear elevation, contemporary fitted kitchen with a range of black high gloss base and wall units all with chrome handles. Laminated work surface over and tiled splashback above. Ceramic 1 1/2 sink with drainer section and mixer tap, four ring stainless steel gas hob with a cooker hood above, integrated oven, matching island unit with breakfast bar seating, space with plumbing and drainage for a washing machine, wall mounted boiler, living flame gas fire with a cast iron interior, tiled hearth and wooden surround. Space with plumbing for an American style fridge freezer, fully tiled floor, inset spotlights to the kitchen area and a panelled door off to a basement.

### BASEMENT

Useful storage basement with two vaulted cellar spaces having power and lighting.

### FIRST FLOOR LANDING

Coving to the ceiling, UPVC double glazed frosted and leaded window to the rear elevation, central heating radiator, access to three bedrooms and house bathroom/w.c.

### BEDROOM ONE

12'2" x 10'5" [3.73m x 3.20m]

The measurement excludes two fitted wardrobes units with mirrored sliding doors equipped with shelving and rail space. Inset spotlights, central heating radiator and UPVC double glazed window to the front elevation. Laminate flooring.



### BEDROOM TWO

15'11" x 8'6" [4.86m x 2.61m]

Loft access point, coving to the ceiling, dado rail, central heating radiator, laminate floor covering and a UPVC double glazed window to the front elevation.



### BEDROOM THREE

11'6" x 7'2" [3.52m x 2.20m]

UPVC double glazed leaded window to the rear elevation, central heating radiator and laminate floor covering.

### BATHROOM/W.C.

The measurement includes a water cylinder cupboard with fixed shelving. Low flush w.c., vanity wash basin with two taps, panelled bath with a telephone style mixer tap and hand held hose shower attachment, laminate floor covering, central heating radiator, fully tiled walls, wood clad ceiling with inset spotlights, UPVC double glazed frosted and leaded window to the rear elevation.



## OUTSIDE

To the front, the property has off street parking with gated access, stone low level wall with wrought iron railing top and a pebbled driveway providing of street parking. The property enjoys a lawned garden with pebbled patio area with pergola over perfect for outdoor entertaining. The garden features a 20 year old grapevine, which the vendors advise provides plentiful black grapes every year.



## 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.

## COUNCIL TAX BAND

The council tax band for this property is C.

## 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.