



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

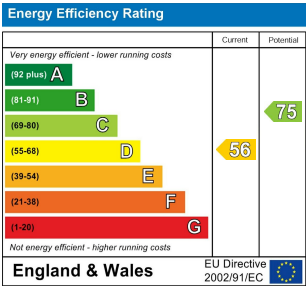


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



210 Station Road, Ossett, WF5 0JP

For Sale Freehold £129,950

Deceptive from the main roadside is this spacious four bed semi in need of updating but offering huge potential throughout and is offered with no chain and vacant possession on completion.

The property briefly comprises of entrance hall, living room, sitting room with access down to the cellar, dining room, kitchen with large walk in pantry cupboard, downstairs w.c. and three piece shower room. To the first floor there are four bedrooms and four piece suite house bathroom. Outside to the rear there is a small garden area.

The property is within walking distance to the local amenities and schools located within the sought after location of Ossett, which benefits from a twice weekly market. Main bus routes run to and from Wakefield city centre and the M1 motorway is only a short distance 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.



ACCOMMODATION

ENTRANCE HALL

Stairs to the first floor landing and doors leading through to the living room and sitting room.

LIVING ROOM

14'5" x 14'0" [4.4m x 4.28m]

UPVC double glazed windows to the side and front, central heating radiator, coving to the ceiling and two ceiling roses. Door through to the dining room.



SITTING ROOM

14'1" x 14'5" [4.3m x 4.4m]

UPVC double glazed window to the front, coving to the ceiling, central heating radiator, door providing access down to the cellar, doors to the dining room and shower room.



CELLAR

9'1" x 14'0" [2.79m x 4.29m]

Original curing table, light within, an opening providing access to the original coal shuttle room and understairs storage.

SHOWER ROOM/W.C.

7'10" x 3'10" [2.41m x 1.18m]

Chrome ladder style radiator, low flush w.c., pedestal wash basin and shower cubicle with shower head attachment. Partial spotlights to the ceiling and partially tiled.

DINING ROOM

17'7" x 8'8" [5.36m x 2.66m]

Wall mounted heater, opening to the kitchen, doors to the pantry, w.c. and rear garden.



W.C.

5'8" x 5'9" [1.74m x 1.77m]

Windows to the side and front. W.C. and wall mounted wash basin.

PANTRY

7'6" x 5'6" [2.31m x 1.7m]

KITCHEN

6'10" x 7'10" [max] x 1'7" [min] [2.09m x 2.41m [max] x 0.49m [min]]

Range of wall and base units with laminate work surface over, stainless steel double sink and drainer with mixer tap and tiled splash back, integrated oven with four ring electric hob, space and plumbing for a washing machine and under counter fridge/freezer. UPVC double glazed window to the rear.

FIRST FLOOR LANDING

Access to four bedrooms and the house bathroom. Coving to the ceiling and central heating radiator.

BEDROOM ONE

14'2" x 14'1" [max] x 14'3" [min] [4.33m x 4.55m [max] x 4.35m [min]]

UPVC double glazed windows to the front and side, central heating radiator and coving to the ceiling.



BEDROOM TWO

10'8" x 14'0" [3.27m x 4.29m]

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



BEDROOM THREE

9'6" x 12'0" (max) x 7'5" [min] [2.92m x 3.68m [max] x 2.27m [min]]

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

BEDROOM FOUR

7'3" x 7'2" [2.21m x 2.2m]

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

BATHROOM/W.C.

10'10" x 8'1" (max) x 2'9" [min] [3.31m x 2.48m [max] x 0.86m [min]]

UPVC double glazed frosted window to the side, central heating radiator, cupboard housing the combi boiler, low flush w.c., pedestal wash basin, panelled bath, shower cubicle with shower head attachment and glass shower screen, partially tiled.



OUTSIDE

Outside there is a low maintenance courtyard setting with small garden area.



PLEASE NOTE

The small garden area goes up to where the fenced area is. Beyond the fenced area is not included in the sale.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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.