



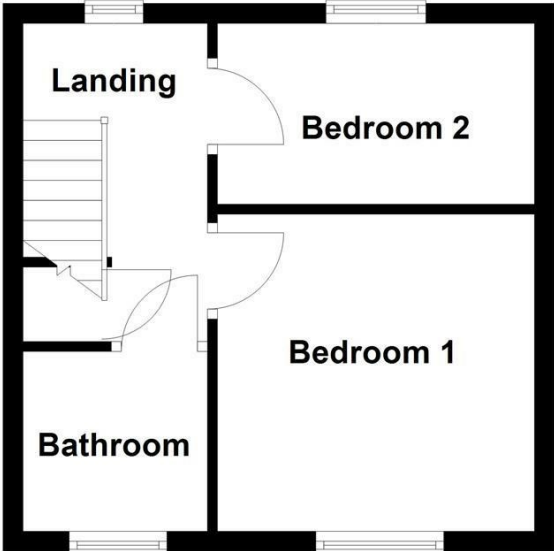
WAKEFIELD | OSSETT | HORBURY  
01924 291 294 | 01924 266 555 | 01924 260 022

NORMANTON | PONTEFRAC T & CASTLEFORD  
01924 899 870 | 01977 798 844

Ground Floor



First Floor

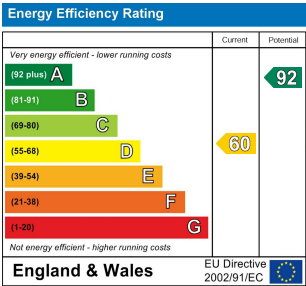


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



5 Lands Buildings, Ossett, WF5 9NH

For Sale Freehold £105,000

Set back from the main roadside is this two bedroom mature mid terrace property in need of updating however offering huge potential with cellar creating scope for additional space and UPVC double glazing throughout.

The accommodation briefly comprises of the entrance hall and open plan kitchen/living room with store room off. The first floor landing leads to two double bedrooms and bathroom/w.c. There is a cellar with potential to create additional space. Outside low maintenance garden to the front which can provide off street parking.

The property is well placed to local amenities including shops and schools with local bus routes nearby and good access to the motorway network.

Offered for sale with no chain and vacant possession, an ideal home for the first time buyer, couple or investor and an early viewing comes highly recommended.





## ACCOMMODATION

### ENTRANCE HALL

UPVC front entrance door, stairs to the first floor landing and door to open plan kitchen/living room.

### KITCHEN/LIVING ROOM

16'7" x 13'6" [5.07m x 4.14m]

Range of wall and base units with work surface over incorporating sink and drainer with mixer tap, plumbing for a washing machine, space for fridge/freezer, integrated oven and grill with four ring gas hob and pull out filter hood above. UPVC double glazed window to the front, coving to the ceiling, electric storage heater and gas fire with marble back, hearth and wood surround. Door to understairs storage



### FIRST FLOOR LANDING

UPVC double glazed window to the rear, wall mounted electric storage heater, airing cupboard, loft access and doors to two bedrooms and bathroom.

### BEDROOM ONE

10'6" x 8'9" [3.22m x 2.69m]

UPVC double glazed window to the front, built in double wardrobe with sliding mirror doors and wall mounted electric heater.



### BEDROOM TWO

10'6" x 5'9" [3.22m x 1.76m]

UPVC double glazed window to the rear and laminate floor.



### BATHROOM/W.C.

5'6" x 6'5" [1.70m x 1.96m]

Low flush w.c., pedestal wash basin, panelled bath with electric shower over, tiled effect floor, fully tiled walls and UPVC double glazed frosted window to the front.



### OUTSIDE

To the front is a low maintenance garden providing off street parking.

### 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.