



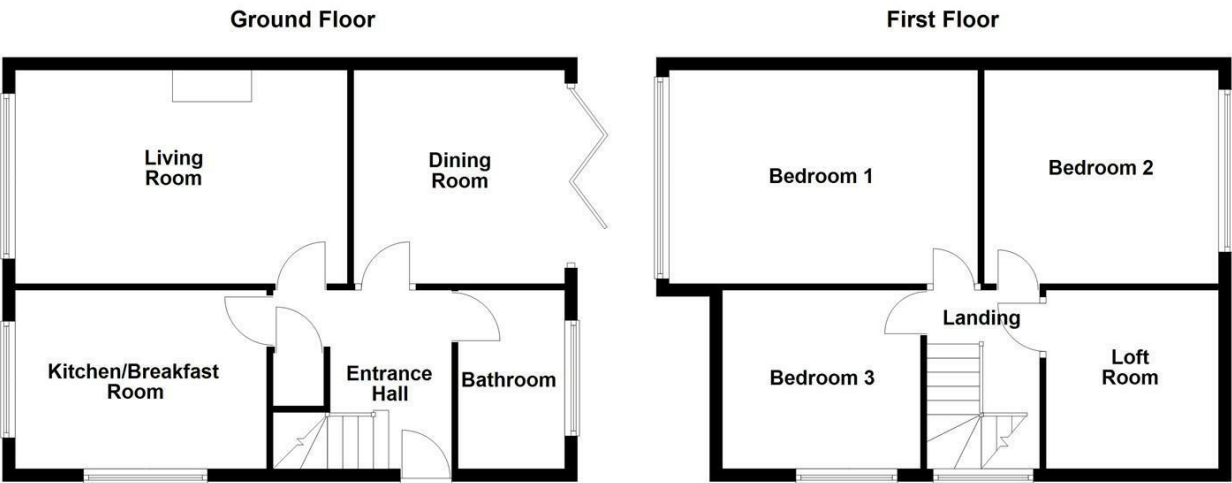
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

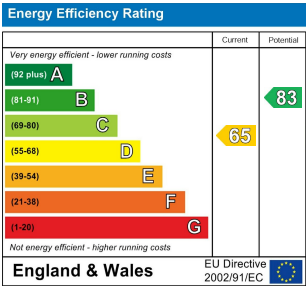


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



### 3 Tenterfield Road, Ossett, WF5 0RU

For Sale Freehold Guide Price £265,000 - £275,000

Located in the heart of Ossett is this beautifully presented and spacious three bedroom semi detached property offered to the market with no chain benefitting from two reception rooms, driveway parking and attractive garden.

The property briefly comprises of the entrance hall, dining room, spacious living room, modern kitchen/breakfast room and bathroom. The first floor landing leads to three bedrooms and loft room. Outside to the front is an attractive lawned garden and driveway running down the side of the property providing off road parking for three vehicles. To the rear is a low maintenance tiered paved patio area with storage outbuilding.

Ossett itself plays host to a range of amenities including shops, eateries and well regarded local schooling. There are good transport links on hand including easy access to the M1 motorway network and being a short walk into the centre.

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





## ACCOMMODATION

### ENTRANCE HALL

Composite side entrance door, solid wooden floor, contemporary radiator, stairs to the first floor landing and doors to the bathroom, dining room, living room, kitchen/breakfast room and understairs storage cupboard.

### DINING ROOM

11'1" x 10'11" [3.39m x 3.33m]

Solid wooden floor, central heating radiator, picture rail and UPVC double glazed bi-folding doors to the rear garden.



### KITCHEN/BREAKFAST ROOM

9'4" x 12'10" [2.85m x 3.93m]

Range of high gloss wall and base units with solid wooden work surface over, breakfast bar, integrated twin oven and grill with

four ceramic hobs and cooker hood. 1 1/2 stainless steel sink and drainer with swan neck mixer tap, built in wine rack, integrated fridge and separate freezer. Space and plumbing for a washing machine, integrated dishwasher, laminate tiled floor, UPVC double glazed windows overlooking the front and side aspect and central heating radiator.

### LIVING ROOM

11'1" x 17'3" [3.38m x 5.27m]

UPVC double glazed window overlooking the front aspect, central heating radiator, solid wooden floor and decorative fireplace with granite hearth and wooden surround.



### BATHROOM/W.C.

5'6" x 9'2" [1.68m x 2.81m]

Three piece suite comprising pedestal wash basin with mixer

tap, low flush w.c. and panelled bath with mixer tap and shower attachment. Fully tiled floor, contemporary radiator, inset spotlights and UPVC double glazed frosted window overlooking the rear aspect.



### FIRST FLOOR LANDING

11'1" x 16'0"

UPVC double glazed frosted window overlooking the side elevation, loft access with bi-folding wooden staircase ladder and doors to three bedrooms and loft room.

### BEDROOM ONE

11'1" x 16'0" [3.38m x 4.90m]

Solid wooden floor, central heating radiator, inset spotlights and UPVC double glazed window overlooking the front elevation.



### BEDROOM TWO

10'8" x 12'4" [3.26m x 3.76m]

UPVC double glazed window overlooking the rear elevation, solid wooden floor and central heating radiator.



### BEDROOM THREE

9'3" x 10'3" [2.83m x 3.13m]

UPVC double glazed window overlooking the side elevation, inset spotlights and central heating radiator.



### LOFT ROOM

Wall mounted combi condensing boiler.

### OUTSIDE

To the front of the property is an attractive lawned garden and driveway providing ample off road parking for three vehicles. To the rear are two tiered paved patio areas, perfect for entertaining and dining purposes and large timber outbuilding.

### 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.