



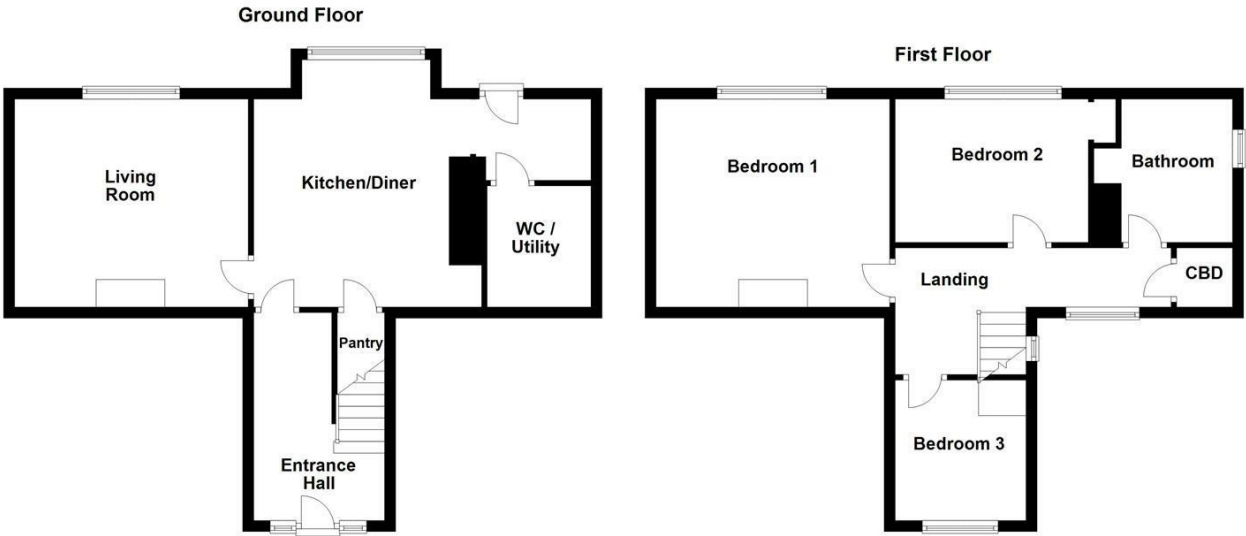
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

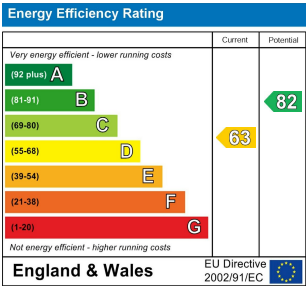


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 224 Kingsway, Ossett, WF5 8DP

### For Sale Freehold £269,950

Situated on Kingsway in the sought after location of Ossett is this superbly presenting three bedroom semi detached property boasting well proportioned accommodation, ample off road parking and enclosed rear garden. There is scope for further extension subject to gaining all the necessary consents.

The property briefly comprises of the entrance hall, kitchen/diner, living room, understairs pantry cupboard and downstairs w.c./utility. The first floor leads to three bedrooms, the house bathroom/w.c. and storage cupboard. Outside to the front, the property is accessed via double timber gates with lawned garden, paved pathway and tarmac and block paved driveway providing off road parking for several vehicles leading to the single detached garage and good sized shed. To the rear, the garden is laid to lawn with stone paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

Situated in a popular part of Ossett, the property is well placed to local amenities including shops and good schools, as well as Ossetts twice weekly market. The M1 motorway is only a short distance away, perfect for those looking to commute further afield.

Simply a fantastic family home and 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

Composite front entrance door leading into the entrance hall. UPVC double glazed frosted windows to the front, central heating radiator, stairs to the first floor landing and understairs storage. Door to the kitchen/diner.

### KITCHEN/DINER

19'2" x 13'8" [max] x 3'1" [min] [5.86m x 4.18m [max] x 0.95m [min]]

Access to understairs pantry cupboard, doors to the living room, rear garden, downstairs w.c./utility and UPVC double glazed window to the rear. Range of wall and base units with laminate work surface over, composite sink and drainer with mixer tap and tiled splash back. Integrated dishwasher, Range style cooker and anthracite column central heating radiator.



### W.C./UTILITY

5'7" x 6'3" [1.72m x 1.93m]

Laminate work surface over, space and plumbing for a washing machine and tumble dryer. Low flush w.c., pedestal wash basin with mixer tap and tiled splash back. Vaillant combi boiler is housed in here.

### LIVING ROOM

13'11" x 11'10" [max] x 10'3" [min] [4.26m x 3.62m [max] x 3.14m [min]]

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, log burner with stone hearth, exposed brick surround and wooden mantle.



### FIRST FLOOR LANDING

Central heating radiator, UPVC double glazed windows to the front, loft access and doors to bedroom three, the house bathroom and storage cupboard.

### BEDROOM ONE

13'10" [max] x 11'11" [min] x 10'4" [4.24m [max] x 3.64m [min] x 3.15m ]

Central heating radiator, coving to the ceiling and UPVC double glazed window to the rear.



### BEDROOM TWO

8'7" x 11'5" [2.62m x 3.5m]

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling and access to fitted storage area.



### BEDROOM THREE

8'3" x 7'10" [max] x 4'5" [min] [2.54m x 2.4m [max] x 1.36m [min]]

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

### BATHROOM/W.C.

8'6" x 7'5" [max] x 5'8" [min] [2.6m x 2.28m [max] x 1.73m [min]]

UPVC double glazed frosted window to the side, spotlights to the ceiling, chrome ladder style radiator, shaver socket point, low flush w.c., pedestal wash basin with mixer tap and panelled bath with mixer tap and shower head attachment. Separate shower cubicle with overhead shower and glass shower screen.



### OUTSIDE

The front of the property is accessed via double timber gates with a

lawed garden, paved pathway to the front door and a tarmacadam and block paved driveway providing off road parking for several vehicles leading to the single detached garage with up and over door [2.75m x 5.62m]. Beside the garage is a spacious timber shed [5.41m x 1.88m]. The rear garden is lawned with raised planted beds and stone paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.



### PLEASE NOTE

Plans have been drawn up to extend the property further (subject to gaining all the necessary consents) please ask us for further details.



### 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.