



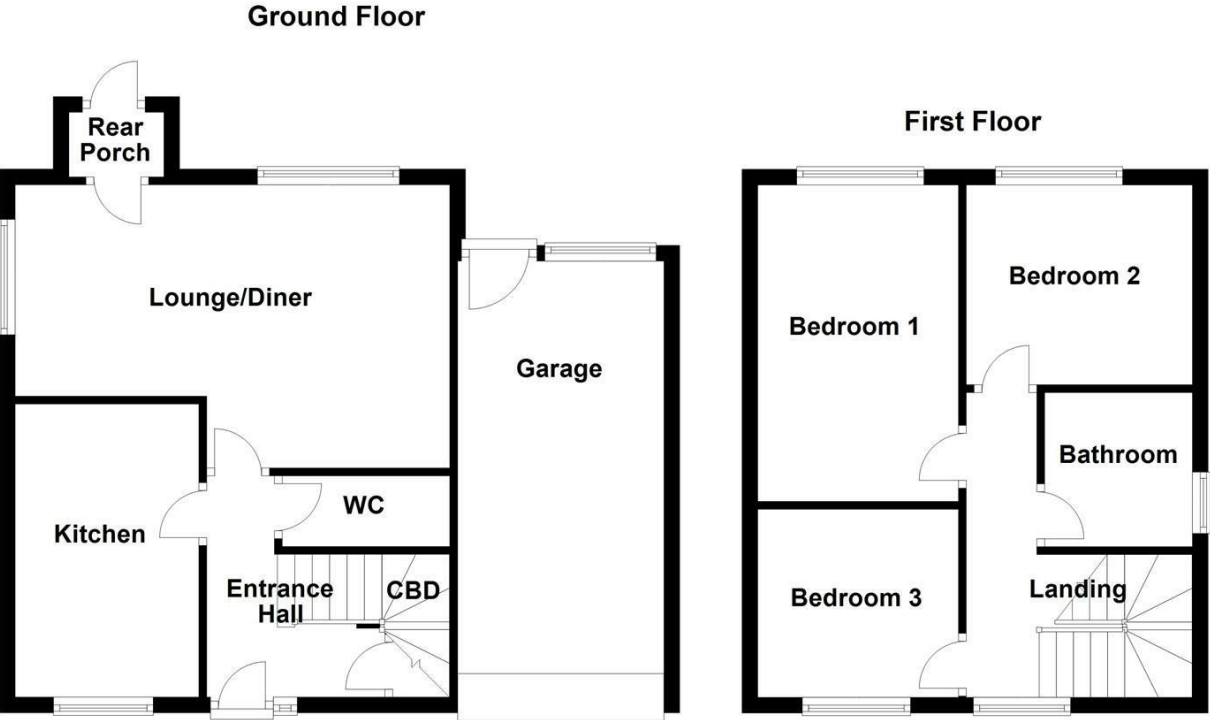
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

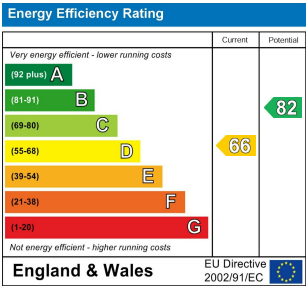


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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take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



## 15 Millfields, Ossett, WF5 8HE

### For Sale Freehold Offers In The Region Of £225,000

Enjoying a cul-de-sac location is this three bedroom link-detached house benefitting from well proportioned bedrooms, ample off road parking and low maintenance front and rear gardens.

With UPVC double glazing and gas central heating, the property fully comprises of entrance hall, understairs storage cupboard, downstairs w.c., L-shaped lounge/diner, spacious kitchen and rear porch. The first floor landing leads to three bedrooms and a three piece suite house bathroom/w.c. Outside to the rear, a paved driveway providing off road parking leading to the attached single garage and a low maintenance paved rear garden with planted borders, a timber shed and a paved pathway running through a timber gate accessing the low maintenance paved front garden.

The property is within walking distance to the local amenities and schools located within the sought after area 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.

Offered to the market with no chain and vacant possession, ideal for the couple or family looking to gain access to the property market. 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

UPVC double glazed frosted windows to the front aspect, dado rail, coving to the ceiling, central heating radiator and staircase with handrail leading to the first floor landing. Doors to understairs storage cupboard, kitchen, lounge/diner and downstairs w.c.

### KITCHEN

7'8" x 12'2" [2.35m x 3.73m]

Range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, plumbing and drainage for a washing machine, space for a large fridge/freezer, integrated oven and grill with four ring gas hob and cooker hood over. Display cabinets, downlights built into the wall cupboards, built in wine rack, breakfast bar, central heating radiator, laminate flooring, coving to the ceiling, UPVC double glazed window overlooking the front aspect and combi condensing boiler housed within one of the cupboards.

### W.C.

6'10" x 6'1" [2.10m x 1.87m]

Wall hung wash basin with two taps and tiled splash back, low flush w.c., dado rail, laminate flooring, central heating radiator and extractor fan.

### LOUNGE/DINER

11'10" [max] 8'11" [min] x 18'3" [3.61m [max] 2.73m [min] x 5.57m]

Two ceiling roses, coving to the ceiling, two central heating radiators, UPVC double glazed box window overlooking the rear aspect and further window to the side. Living flame effect gas fire on a marble hearth with marble matching interior and decorative surround. Internal door providing access into the rear porch.



### REAR PORCH

UPVC double glazed door to the rear aspect.

### FIRST FLOOR LANDING

UPVC double glazed window overlooking the front elevation, central heating radiator, coving to the ceiling, dado rail and loft access. Doors to three bedrooms and the house bathroom.

### BEDROOM ONE

8'6" x 13'4" [2.60m x 4.08m]

Coving to the ceiling, UPVC double glazed window overlooking the rear elevation and central heating radiator.



### BEDROOM TWO

8'5" x 9'6" [2.58m x 2.91m]

UPVC double glazed window overlooking the rear elevation, central heating radiator and coving to the ceiling.



### BEDROOM THREE

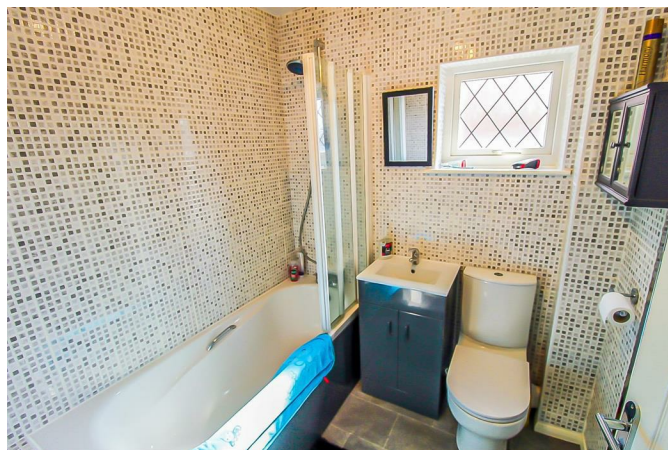
8'5" x 7'10" [2.59m x 2.41m]

Range of fitted wardrobes, coving to the ceiling, UPVC double glazed window overlooking the front elevation and central heating radiator.

### BATHROOM/W.C.

6'2" x 6'4" [1.88m x 1.95m]

Three piece suite comprising panelled bath with mixer tap and shower attachment, pedestal wash basin with mixer tap and low flush w.c. Fully tiled walls, chrome ladder style radiator and UPVC double glazed frosted window to the side elevation.



### OUTSIDE

To the front there is a low maintenance paved garden with access to the the garage with single glazed window and timber door. To the rear there is a paved driveway with low maintenance slate inset leading to the attached single garage with manual up and over door. There is a low maintenance seating area with planted borders and large timber shed with paved pathway leading through a timber gate with low maintenance slate edge providing access to the rear.



### 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.