



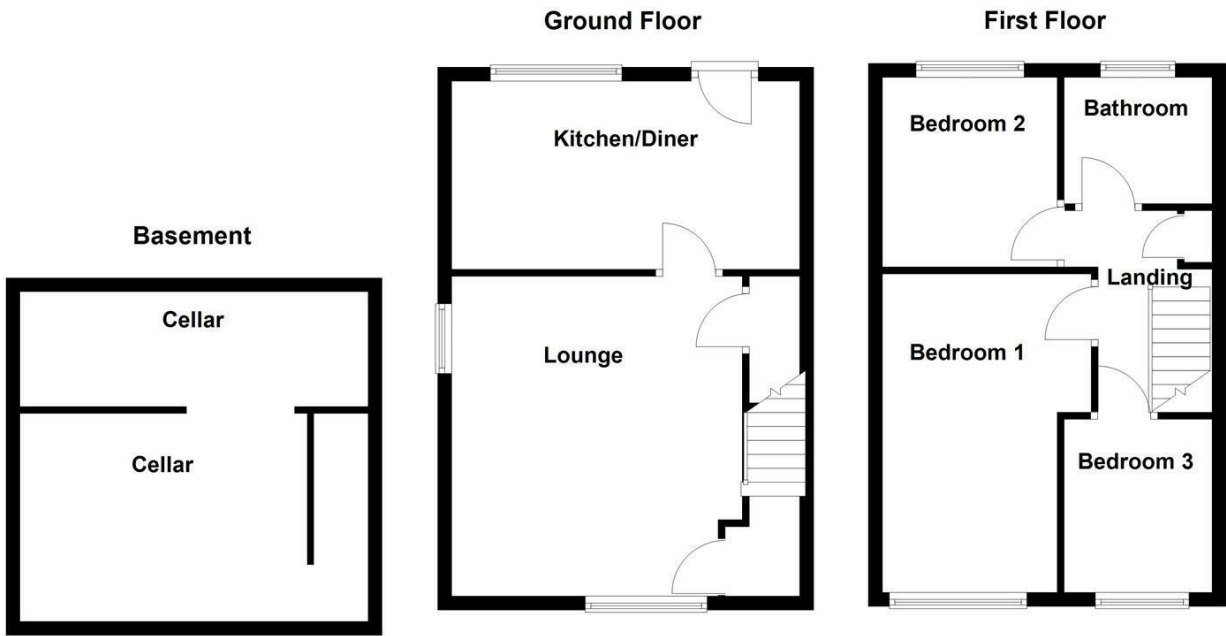
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## 7 Howard Street, Ossett, WF5 9LJ

For Sale Freehold £200,000

Well presented throughout is this three bedroom semi detached property benefitting from driveway parking and well maintained garden.

The property briefly comprises of the entrance hall, lounge and kitchen/diner with access down to the cellar. The first floor landing leads to three bedrooms and house bathroom. Outside to the front is a low maintenance front yard. Whilst round to the rear is a low maintenance flagged patio with summerhouse and steps lead to a driveway providing off road parking for one vehicle.

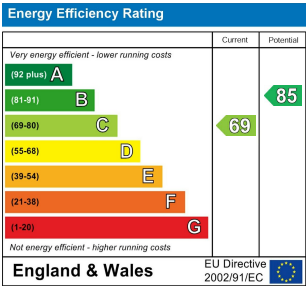
Only a full internal inspection will reveal all that's on offer at this home and an early viewing comes highly recommended.

**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.





## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door, stairs to the first floor landing and door through to the lounge.

### LOUNGE

14'11" x 13'8" [4.57m x 4.17m]

UPVC double glazed window to the front elevation with frosted side window, central heating radiator and feature fireplace with marble surround. Door with steps leading down to the storage cellar with two cellar rooms. Further door to the kitchen/diner.



### KITCHEN/DINER

15'8" x 8'9" [4.78m x 2.73m]

Range of modern wall and base units with laminate work surface over, space for a gas cooker, sink and drainer unit, space for a

fridge/freezer and space for a washing machine. UPVC double glazed window and door to the rear, central heating radiator and laminate flooring.



### FIRST FLOOR LANDING

Doors to three bedrooms and bathroom.

### BEDROOM ONE

15'0" x 9'11" [4.58m x 3.03m]

UPVC double glazed window to the front elevation, central heating radiator, fitted wardrobes and drawers.



### BEDROOM TWO

8'11" x 8'3" [2.72m x 2.53m]

UPVC double glazed window to the rear elevation and central heating radiator.



### BEDROOM THREE

8'4" x 7'5" [2.55m x 2.27m]

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

### BATHROOM/W.C.

6'11" x 5'4" [2.12m x 1.63m]

Three piece suite comprising electric shower over the bath, low flush w.c. and wash hand basin with mixer tap. UPVC double glazed frosted window to the rear elevation and central heating radiator.



## OUTSIDE

To the front of the property is a low maintenance yard with bush and shrubbery border. There is side gated access to the rear. To the rear is a low maintenance flagged patio and summerhouse, currently used as an outside bar. Steps lead to a rear flagged driveway with space for one vehicle.



## COUNCIL TAX BAND

The council tax band for this property is B.

## FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

## 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.