



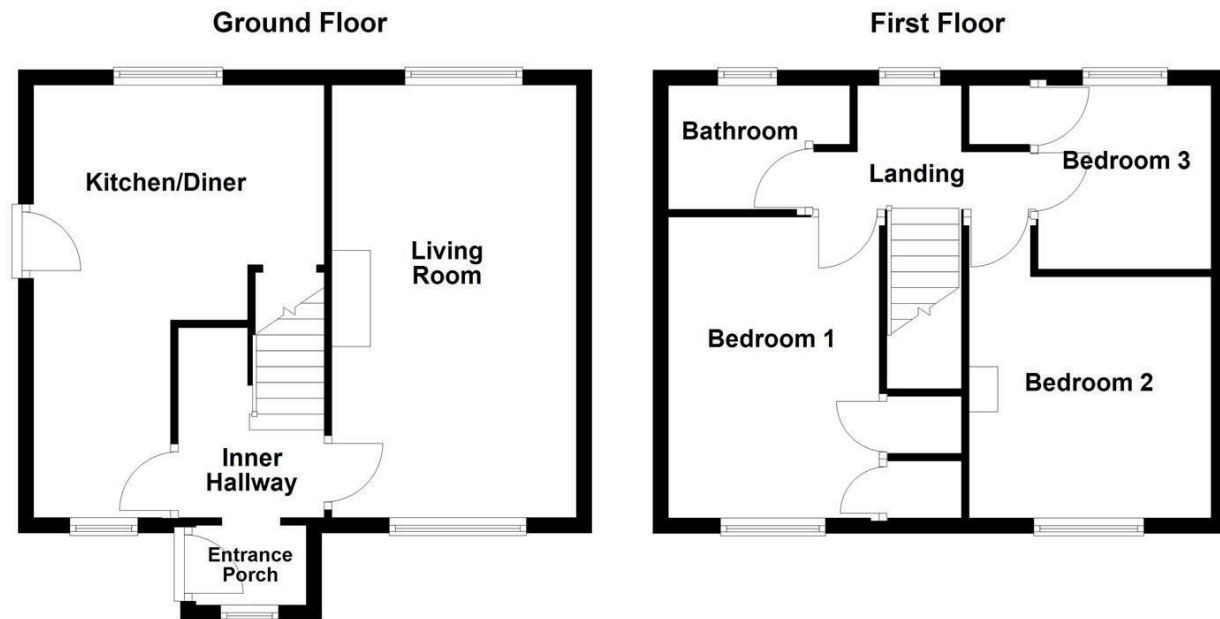
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## 89 Kingsway, Ossett, WF5 8DG

For Sale Freehold £242,500

Situated in the sought after town of Ossett is this three bedroom semi detached property superbly presented throughout and benefitting from ample off road parking an enclosed rear garden and three good sized bedrooms, this property is certainly not one to be missed.

The property briefly comprises of the entrance porch which leads to the inner hallway having access to the living room, kitchen dining room which has access to a storage snug and the side and rear gardens and the stairs to the first floor landing. To the first floor landing there is loft access as well as three bedrooms, bedrooms one and three benefitting from fitted storage cupboards and the house bathroom. To the front of the property is a lawned garden with a shrubbed border and a tarmac driveway providing off road parking for up to four vehicles. To the rear of the property, the garden is mainly laid to lawn and incorporates a paved patio, perfect for outdoor dining and entertaining purposes.

Situated on Kingsway, the property is ideally located for all local shops and amenities that Ossett has to offer, including its twice weekly market. Also the property is well situated for motorway network via the M1.

Potential to be a fantastic family home with scope to extend or develop subject to permissions. A viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### 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.

### 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



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## ACCOMMODATION

### ENTRANCE PORCH

3'8" x 4'5" [1.13m x 1.35m]

Composite front entrance door into entrance porch. UPVC double glazed window to the front, opening through into the inner hallway.

### INNER HALLWAY

8'1" x 5'10" [max] x 2'7" [min] [2.47m x 1.8m [max] x 0.8m [min]]

Central heating radiator, stairs to first floor landing, doors to living room and kitchen diner.

### KITCHEN DINING ROOM

18'6" x 12'3" [max] x 5'10" [min] [5.65m x 3.74m [max] x 1.78m [min]]

Dual aspect windows which are UPVC double glazed to the front and rear, composite side door with frosted glass pane, central heating radiator, column style central heating radiator, understairs storage snug, spotlights, coving to the ceiling. A range of modern wall and base units with laminate worksurface over, 1 1/2 sink and drainer with mixer tap and tiled splashback in a brick formation. Integrated dishwasher, integrated double oven, integrated four ring induction hob with stainless steel extractor hood above, space and plumbing for a washing machine and space for an American style fridge freezer.

### LIVING ROOM

18'8" x 10'5" [max] x 9'3" [min] [5.7m x 3.18m [max] x 2.82m [min]]

Dual aspect UPVC double glazed windows, one to the front and one to the rear. Two central heating radiators, decorative fire place with exposed logs and wooden mantle, spotlights, coving to the ceiling.



### FIRST FLOOR LANDING

UPVC double glazed window to the rear, central heating radiator, loft access, spotlights, coving to the ceiling. Doors to three bedrooms and the bathroom.

### BEDROOM ONE

12'9" x 9'0" [3.9m x 2.76m]

Decorative panelling to one wall, central heating radiator, access to two storage cupboards, spotlights, coving to the ceiling.



### BEDROOM TWO

10'5" x 12'7" [max] x 4'11" [min] [3.19m x 3.86m [max] x 1.52m [min] ]

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



### BEDROOM THREE

8'2" x 7'5" [2.5m x 2.28m]

UPVC double glazed window to the rear, access to a storage cupboard, coving to the ceiling, spotlights, central heating radiator.



### BATHROOM

5'6" x 7'11" [max] x 6'0" [min] [1.7m x 2.43m [max] x 1.85m [min] ]

Frosted UPVC double glazed window to the rear, chrome ladder style central heating radiator, spotlights, coving to the ceiling. Low flush W.C., pedestal wash basin with mixer tap, 'P' shaped bath with mixer tap and mains fed over head shower and shower head attachment with glass shower screen. Partial tiling, extractor fan.



### OUTSIDE

To the front of the property the garden is laid to lawn with a planted bed border incorporating some shrubs throughout, timber fencing and walls surround, access to a tarmac driveway which provides off road parking for up to four vehicles and leads us up to a front door. To the rear of the property the garden is mainly laid to lawn with planted features throughout, paved patio area which is perfect for outdoor dining and entertaining purposes with a canopy over. Towards the rear of the garden is a raised slate area with space for a garden shed. The garden itself is fully enclosed by timber fencing, making it ideal for pets and children.



### COUNCIL TAX BAND

The council tax band for this property is B.

### 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.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.