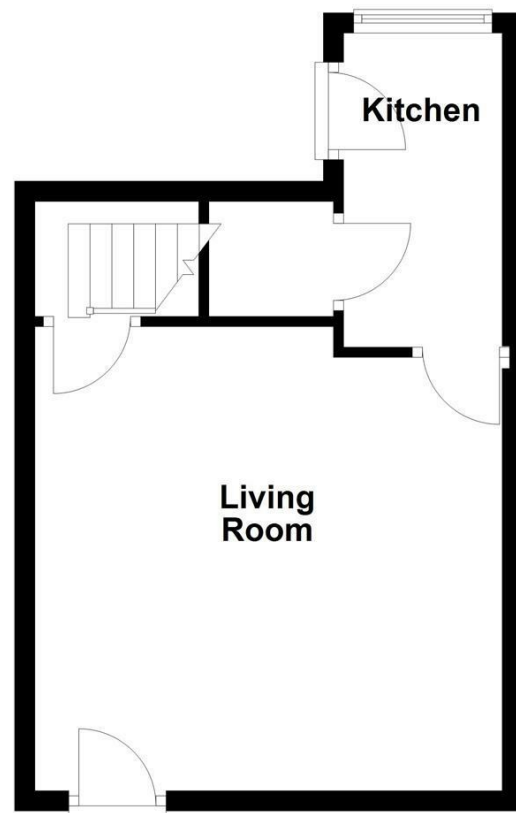
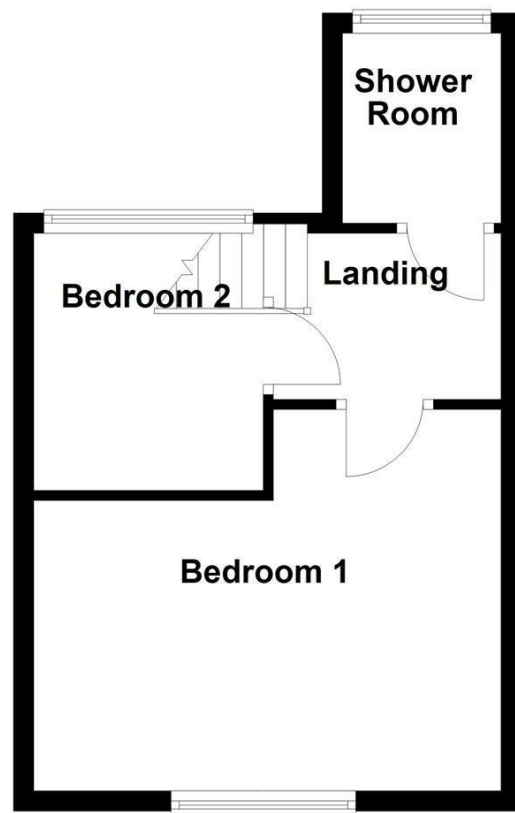


Ground Floor



First Floor



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



3 Denholme Drive, Ossett, WF5 9NB

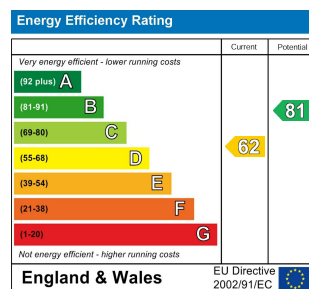
For Sale Freehold £130,000

Situated close to Ossett town centre is this well presented two bedroom end terraced property with no chain and a vacant possession. Boasting from spacious rear gardens, two bedrooms and a modern kitchen.

The property briefly comprises of a living room, kitchen, storage cellar, stairs to first floor landing with two doors off to the house bedrooms and one door off to the modern house bathroom. To the front of the property is on street parking and a small garden. Down the side of the property is a gate providing access to the large lawned rear garden with a paved patio area, perfect for outdoor dining and entertaining.

Ossett plays host to a range of amenities including shops and good schools with local bus routes nearby a twice weekly market and has great access to the motorway network.

An ideal home for the first time buyer, working couple or small family and a viewing comes highly recommended to avoid any level of disappointment.



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

LIVING ROOM

15'1" x 15'1" [4.61m x 4.60m]

Front UPVC double glazed entrance door into living room. UPVC double glazed window to the front, central heating radiator, closed off fire place with space for a plumb in electric fire, door into the kitchen.



KITCHEN

10'1" x 5'1" [3.08m x 1.57m]

UPVC double glazed window to the rear, side

UPVC door. Fitted kitchen with a range of wall and base units with storage. Integrated induction hob, integrated oven with cooker hood over, stainless steel sink and drainer, space for a fridge freezer, space for a washing machine. Staircase leading down to a storage cellar.

FIRST FLOOR LANDING

Access to two bedrooms and the shower room.

BEDROOM ONE

15'0" x 12'4" [4.59m x 3.77m]

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



BEDROOM TWO

8'4" x 7'4" [2.55m x 2.25m]

UPVC double glazed window to the rear, central heating radiator.



SHOWER ROOM

5'11" x 5'3" [1.82m x 1.62m]

Frosted UPVC double glazed window to the rear. Comprising of a three piece suite with a corner shower and glass sliding doors, vanity wash hand basin with mixer tap, W.C.. Chrome ladder style central heating radiator, fully tiled.



OUTSIDE

To the front of the property is on street parking and a small front yard. To the rear of the property is a spacious lawn with a flagged patio area, perfect for outdoor dining and entertaining with a side gate for entry with shared access.



COUNCIL TAX BAND

The council tax band for this property is A.

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.