



WAKEFIELD
01924 291 294

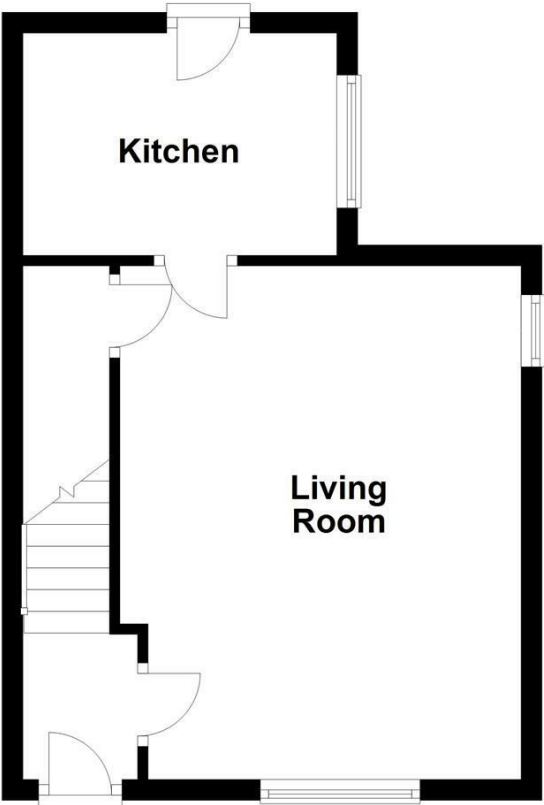
OSSETT
01924 266 555

HORBURY
01924 260 022

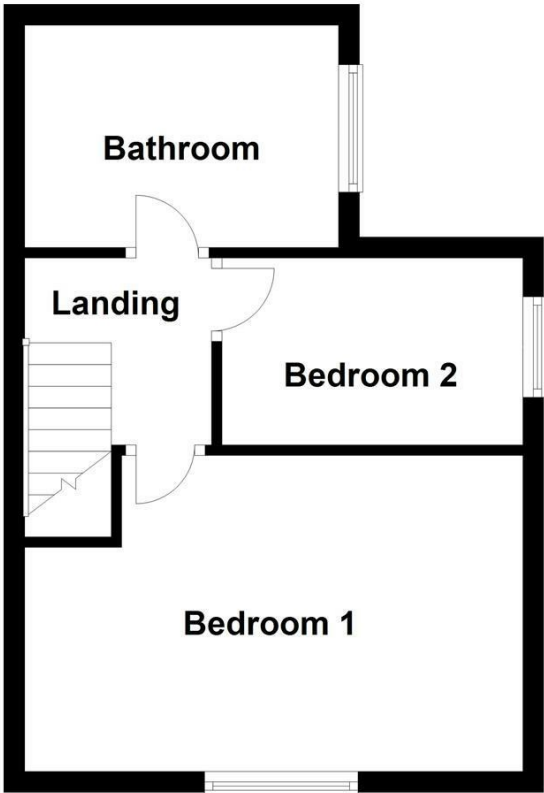
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

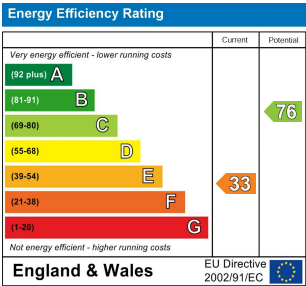


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



21 Woodbine Street, Ossett, WF5 9LN

For Sale Freehold £150,000

Enjoying a tucked away position from the main road is this well appointed two bedroom end terraced property benefitting from UPVC double glazing and gas central heating.

The property fully comprises of an entrance hall, lounge, kitchen, cellar, stairs to first floor landing providing loft access and doors to two bedrooms and the house bathroom. To the front of the property is a flagged pathway providing access to the neighbouring properties [to the outhouses only]. To the rear and side of the property is a good sized low maintenance garden.

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.



ACCOMMODATION

ENTRANCE HALL

Entrance door into entrance hall. Central heating radiator, stairs to first floor landing, door into living room.

LIVING ROOM

16'1" x 12'7" [4.92m x 3.86m]

Two UPVC double glazed windows to the front and side, central heating radiator, coving to the ceiling. Original stone fire surround with multifuel burner, exposed brick and Yorkshire stone hearth. Door to cellar.



KITCHEN

6'11" x 9'9" [2.12m x 2.99m]

UPVC double glazed window to the side, UPVC double glazed door to the rear. A range of wall and base units with worksurface over, 1 1/2 sink and drainer with mixer taps, plumbing for washer. Integrated oven and grill, four ring gas hob with cooker hood above, integrated fridge, splashback tiles, fully tiled floor, central heating radiator.

FIRST FLOOR LANDING

Loft access, doors to two bedrooms and a bathroom.

BEDROOM ONE

9'10" x 13'11" [3.0m x 4.26m]

UPVC double glazed window to the front, central heating radiator, fitted wardrobes to one side.



BEDROOM TWO

6'0" x 9'7" [1.83m x 2.94m]

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



BATHROOM

6'11" x 10'0" [2.11m x 3.07m]

Frosted UPVC double glazed window to the side, central heating radiator. Low flush W.C., wash basin over vanity cupboards, panel bath with mixer shower over and separate attachment, door to airing cupboard.



OUTSIDE

To the immediate front of the property is a flagged pathway leading to the entrance door. To the rear of the property is a low maintenance flagged garden with a further garden area to the side, incorporating a decking area, brick built outhouse.



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.

PLEASE NOTE

Please note there is right of way to the front of the property to access the brick built outhouses.