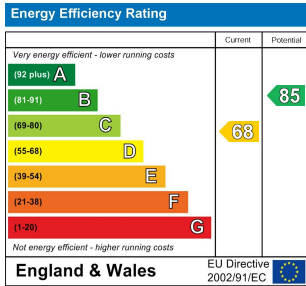


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

WAKEFIELD

01924 291 294

OSSETT

01924 266 555

HORBURY

01924 260 022

NORMANTON

01924 899 870

PONTEFRAC T & CASTLEFORD

01977 798 844



1D Westfield Drive, Ossett, WF5 8HJ

For Sale Freehold £225,000

A deceptively well proportioned three bedroom semi detached house, set in this well regarded residential area on the fringe of the town centre of Ossett.

With a gas fired central heating system and UPVC double glazed windows, this comfortable family home is approached via a welcoming entrance hall that has a cloaks cupboard off to the side and leads through into a well proportioned living room that has a square bay window to the front. Spanning the rear of the house is a dining kitchen with French doors out to the back garden and a good range of fitted cupboards. To the first floor there are two double bedrooms and a further single bedroom, all served by a bathroom fitted with a white and chrome four piece suite. Outside, the property has block paved gardens to the front providing off street parking with a driveway passing the side of the house to a single garage to the rear. The back garden has a further patio sitting area, as well as a raised, well stocked garden area.

The property is situated in this well regarded area on the fringe of the town centre of Ossett within easy reach of a good range of shops, schools and recreational facilities. A broad range of amenities are available in the nearby city centre of Wakefield and the national motorway network is close at hand.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed front entrance door, UPVC double glazed window to the side, built in cloaks cupboard.

LIVING ROOM

15'5" x 12'9" [4.7m x 3.9m]

Square bay window to the front, two central heating radiators, stairs to the first floor landing.



KITCHEN DINING ROOM

15'5" x 11'9" [4.7m x 3.6m]

UPVC double glazed windows to the rear and side, UPVC double glazed French doors to the back garden. Fitted with a range of white fronted wall and base units with laminate worktops and tiled splashback. Stainless steel sink unit, space for a fridge freezer, space and plumbing for a washing machine. Wall mounted gas fired central heating boiler.

FIRST FLOOR LANDING

Loft access point, over stairs cupboard housing the hot water cylinder. Doors to three bedrooms and the house bathroom.

BEDROOM ONE

12'9" x 8'10" [3.9m x 2.7m]

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



BEDROOM TWO

11'9" x 8'6" [3.6m x 2.6m]

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

BEDROOM THREE

7'10" x 6'2" [2.4m x 1.9m]

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



BATHROOM

8'2" x 6'2" [2.5m x 1.9m]

Frosted UPVC double glazed window to the rear, chrome ladder style heated towel rail, extractor fan. Part panelled walls. Fitted to a good standard with modern white and chrome four piece suite comprising of a panel bath, separate shower cubicle with electric shower and glazed screen, pedestal wash basin, low suite W.C..



OUTSIDE

To the front, the property has a block paved garden providing off street parking and a driveway which passes the side of the house down to the rear where there is a detached single garage. At the rear of the property there is a paved patio sitting area and steps up to a landscaped cottage style garden with well stocked beds and borders set around a further pebbled sitting area.



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.

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.