



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	PONTEFRACT & CASTLEFORD 01977 798 844	



12 Deneside, Ossett, Wakefield, WF5 8EA

For Sale Freehold Offers Over £295,000

Situated in the sought after area of Ossett is this extended three bedroom semi detached property fully refurbished to a high standard throughout and benefitting from modern fitted kitchen, ample off road parking with garage/utility and gardens to the front and rear.

The property briefly comprises of the entrance hall, living room, downstairs w.c. and open plan kitchen/diner. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front the garden is laid to lawn with a patterned concrete driveway providing off road parking for several vehicles leading to the single detached garage with utility room to the rear. The rear garden is predominantly laid to lawn with decked and stone paved patio areas, perfect for outdoor dining and entertaining, fully enclosed by hedging and timber fencing.

Situated in the popular part of Ossett, the property is well placed to local amenities including shops and good schools. Local bus routes are nearby, there is a twice weekly market and good access to the motorway network.

A fantastic home, ideal for the growing family and deserves an early viewing to fully appreciate all that is on offer and to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed frosted window to the front with further window to the side, central heating radiator, coving to the ceiling, spotlights to the ceiling and stairs to the first floor landing with glass railing. Doors to the living room, open plan kitchen/diner and downstairs w.c.

LIVING ROOM

14'8" x 10'11" [max] x 6'2" [min] [4.49m x 3.33m [max] x 1.88m [min]]
UPVC double glazed bow window to the front, central heating radiator, coving to the ceiling and media wall with spotlights.



W.C.

3'10" x 2'10" [1.19m x 0.87m]
UPVC double glazed window to the side, spotlights to the ceiling, low flush w.c., ceramic wash basin built into storage unit with mixer tap and tiled splash back.

OPEN PLAN KITCHEN/DINER

16'8" x 16'2" [max] x 6'11" [min] [5.09m x 4.93m [max] x 2.11m [min]]
Range of modern wall and base units with laminate work surface over, island with base units and laminate work surface over, 1 1/2 sink and drainer with mixer tap, integrated dishwasher, five ring gas hob with extractor hood above, integrated oven and space and plumbing for an American style fridge/freezer. UPVC double glazed frosted side door, two velux skylights, a set of bi-folding doors leading to the rear patio area and spotlights to the ceiling.



FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access, coving to the ceiling, central heating radiator and glass banister. Doors to three bedrooms and the house bathroom.

BEDROOM ONE

13'10" x 10'11" [max] x 7'6" [min] [4.22m x 3.33m [max] x 2.31m [min]]
UPVC double glazed bow window to the front, central heating radiator, coving to the ceiling and chimney breast.



BEDROOM TWO

10'11" x 10'0" [3.33m x 3.05m]
Central heating radiator, UPVC double glazed window to the rear and coving to the ceiling.



BEDROOM THREE

6'10" x 8'1" [max] x 5'0" [min] [2.09m x 2.48m [max] x 1.54m [min]]
Coving to the ceiling, central heating radiator, overstairs storage cupboard and UPVC double glazed window to the front.

BATHROOM/W.C.

6'9" x 5'3" [2.07m x 1.62m]
Spotlights to the ceiling, extractor fan, UPVC double glazed frosted window to the rear, chrome ladder style radiator, concealed low flush w.c., ceramic wash basin with mixer tap. Partially tiled walls, P-shaped bath with mixer tap and shower head attachment.



OUTSIDE

To the front of the property the garden is laid to lawn with a patterned

concrete driveway providing off road parking for several vehicles leading to a further paved driveway and single detached garage. To the rear there is a stone paved patio area and raised decked patio area, perfect for outdoor and entertaining with the remainder of the garden laid to lawn, fully enclosed by hedging and timber fencing.



GARAGE

13'10" x 9'6" [4.24m x 2.92m]
with up and over door to the front, two UPVC double glazed windows to the side, power and light and utility to the rear.



UTILITY

4'3" x 8'2" [1.31m x 2.5m]
UPVC double glazed window to the rear with range of modern wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and space and plumbing for a washing machine.

PLANNING PERMISSION

There is planning approved for a two storey side extension. More details can be found on the Wakefield Council Planning Portal. Ref: 23/01762/FUL

PLEASE NOTE

There is also a parcel of land adjacent to the property/garage, which can be sold under separate/same negotiation.

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.

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.