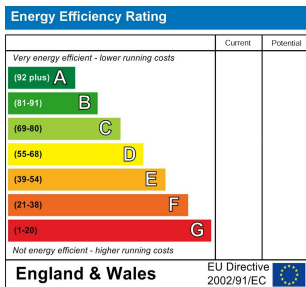


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



24 Knoll Close, Ossett, WF5 9SD

For Sale Freehold £160,000

Occupying a cul-de-sac location close to Ossett town centre is this three bedroom mid terraced property benefitting from enclosed front and rear gardens and an open plan living dining room.

The property briefly comprises of an entrance hall, living dining room, kitchen with an understairs storage cupboard and a conservatory to complete the accommodation on the ground floor. Upstairs to the first floor landing there is access to three bedrooms, the house bathroom and an over stairs storage cupboard. To the front of the property is a well-maintained garden with year round interest, a small patio area and a paved pathway leading to the front entrance door. To the rear of the property is a paved patio sitting area with bushes and shrubbery bordering and a storage shed/summer house.

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.

Only a full internal inspection will reveal the potential on offer at this home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed door to entrance hall. Central heating radiator, stairs to first floor landing, door to living/dining room.

LIVING/DINING ROOM

23'5" x 12'8" [7.16m x 3.88m]

UPVC double glazed bay window to the front and UPVC double glazed window rear, two central heating radiators, feature fireplace with brick surround. Panelled glazed door to kitchen.

KITCHEN

6'7" x 7'1" [2.01m x 2.16m]

Wood framed door to the rear, wood framed single glazed window panels to the rear, central heating radiator, spotlights, downstairs storage cupboard, door to conservatory. A fitted kitchen with an array of wall and base units with laminate worksurface over, space for an electric cooker, space for a fridge freezer, space for a washing machine, sink and drainer unit.



CONSERVATORY

Wood framed door to rear, rear and side UPVC double glazed windows, base units.

FIRST FLOOR LANDING

Loft access with a pull down ladder. Doors to three bedrooms, bathroom and storage cupboard.

BEDROOM ONE

12'5" x 9'6" [3.79m x 2.91m]

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



BEDROOM TWO

10'5" x 9'7" [3.20m x 2.93m]

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



BEDROOM THREE

7'5" x 6'0" [2.27m x 1.83m]

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

BATHROOM

6'8" x 5'4" [2.05m x 1.64m]

Frosted UPVC double glazed window to the rear, central heating radiator, fully tiled. Wall mounted shower over panelled bath, wash hand basin, W.C..



OUTSIDE

FRONT GARDEN

To the front of the property is a well maintained private garden, providing year round interest, a small patio area and a paved pathway to the front entrance door.



REAR GARDEN

To the rear of the property is a paved patio seating area with bush and shrubbery bordering and a large shed/summer house.



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.