



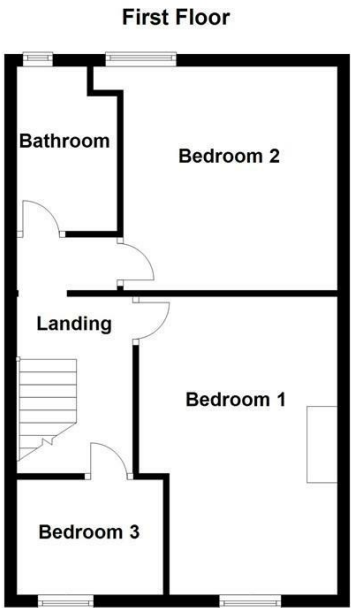
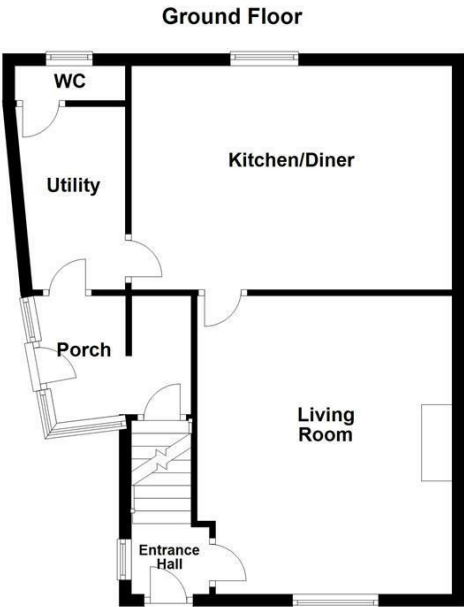
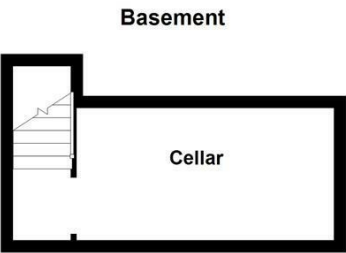
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

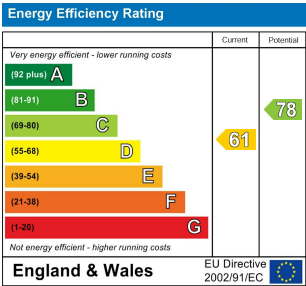


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



41 Church Street, Ossett, WF5 9DW

For Sale Freehold Offers Over £230,000

Situated in the sought after area of Ossett is this three bedroom seem detached cottage featuring well proportioned accommodation throughout and incorporating three good size bedrooms, ample reception space along with low maintenance gardens to the front and to the rear.

The accommodation briefly comprises of the entrance hall, living room, kitchen diner, utility with access to the downstairs w.c. and the side porch. The side porch leads down to a large cellar for storage and coal store. To the first floor landing has three bedrooms and the house bathroom/w.c. Both the bathroom and utility room also have loft access to separate lofts. To the front of the property there is a stone paved courtyard perfect for outdoor dining and entertaining purposes, very low maintenance with a pebbled and planted border, walls to one side, hedging to the front and to the other side. An iron gate provides access to the garden itself and a timber gate leads down the side of the property. The paved courtyard leads to the front door. To the rear, the garden is also low maintenance with a stone paved patio area, fully enclosed by walls and timber fencing.

This property would make an ideal purchase for a range of buyers looking for a period property in the Wakefield and Ossett area and only a full internal inspection will truly show what is to offer at the property and so an early viewing comes highly advised.



ACCOMMODATION

ENTRANCE HALL

Frosted UPVC double glazed front door leading into the entrance hall, dado rail, door into the living room, central heating radiator, UPVC double glazed window to the side, stairs providing access to the first floor landing.

LIVING ROOM

16'0" x 13'9" max x 12'8" min [4.89m x 4.2m max x 3.88m min]
UPVC double glazed window to the front, door into the kitchen diner, central heating radiator, coving to the ceiling, ceiling rose, picture rail, log burning stove with stone hearth and exposed stone surround and a wooden mantle.



KITCHEN DINER

14'10" x 12'0" [4.54m x 3.67m]
Door into the utility, UPVC double glazed window to the rear, coving to the ceiling, central heating radiator, a range of wall and base units

with laminate work surface over, stainless steel sink and drainer with mixer tap, tiled splashback, Range style electric cooker with stainless steel extractor hood over, integrated dishwasher, space for fridge freezer.

UTILITY

9'7" x 5'7" average [2.94m x 1.72m average]
Central heating radiator, door through to the side porch, door to the downstairs w.c., base units with laminate work surface over, stainless steel sink and drainer with mixer tap, tiled splashback, space and plumbing for a washing machine and tumble dryer. Loft access to the side extension.

DOWNSTAIRS W.C.

2'7" x 6'2" [0.8m x 1.88m]
UPVC double glazed frosted window to the rear, low flush w.c., pedestal wash basin with tiled splashback.

SIDE PORCH

8'11" average x 5'8" average [2.74m average x 1.75m average]
UPVC double glazed windows, UPVC door to the side, access to the cellar.

CELLAR

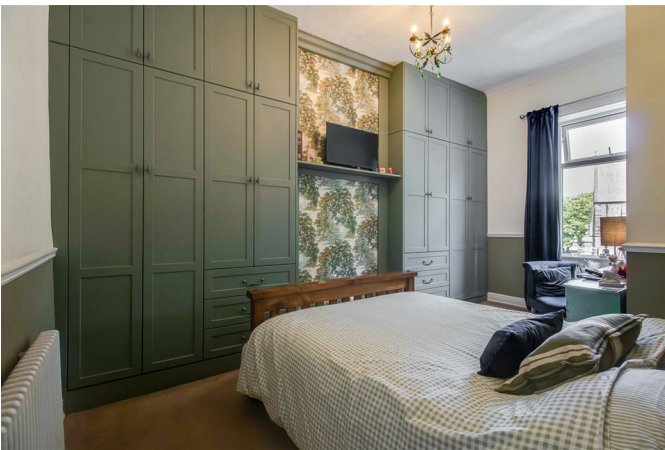
17'3" x 7'0" max x 3'3" [5.27m x 2.15m max x 1m]
Vaillant boiler, gas and electric meters, power and light.

FIRST FLOOR LANDING

Coving to the ceiling, dado rail, loft access, doors to the bedrooms and bathroom/w.c.

BEDROOM ONE

9'8" x 16'2" max x 9'7" min [2.95m x 4.94m max x 2.94m min]
Fitted wardrobes, coving to the ceiling, column central heating radiator, UPVC double glazed window to the front, dado rail.



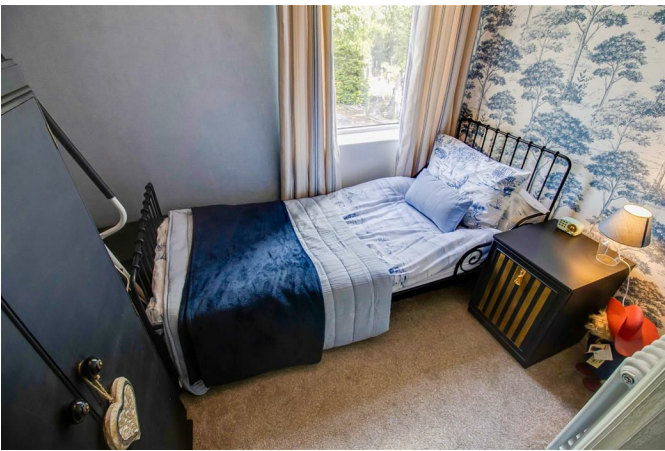
BEDROOM TWO

12'0" x 10'2" max x 8'11" min [3.66m x 3.11m max x 2.73m min]
Coving to the ceiling, UPVC double glazed window to the rear. Partial dado rail, central heating radiator.



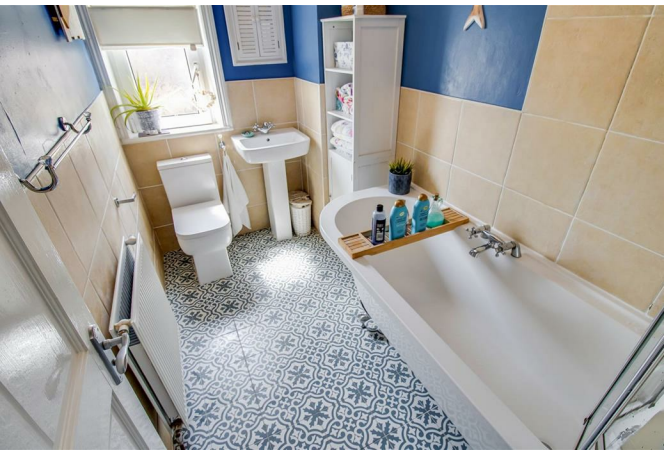
BEDROOM THREE

6'2" x 8'2" [1.88m x 2.51m]
UPVC double glazed window to the front, coving to the ceiling, central heating radiator.



HOUSE BATHROOM/W.C.

8'10" x 5'5" max x 4'2" min [2.7m x 1.67m max x 1.29m min]
Frosted UPVC double glazed window to the rear, loft access, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and a roll top bath with mixer tap. Mains fed rain shower head and shower head attachment. Partially tiled.



OUTSIDE

To the front of the property there is a stone paved courtyard perfect for outdoor dining and entertaining purposes with a pebbled and planted border. There is a gate for side access. Walls to one side, hedging to the front and other with a iron gate providing access to the garden itself. The timber gate leads down the side of the property. A low maintenance stone paved rear garden, fully enclosed by walls and timber fencing with a right of access to the neighbours.



COUNCIL TAX BAND

The council tax band for this property is B

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.