



WAKEFIELD
01924 291 294

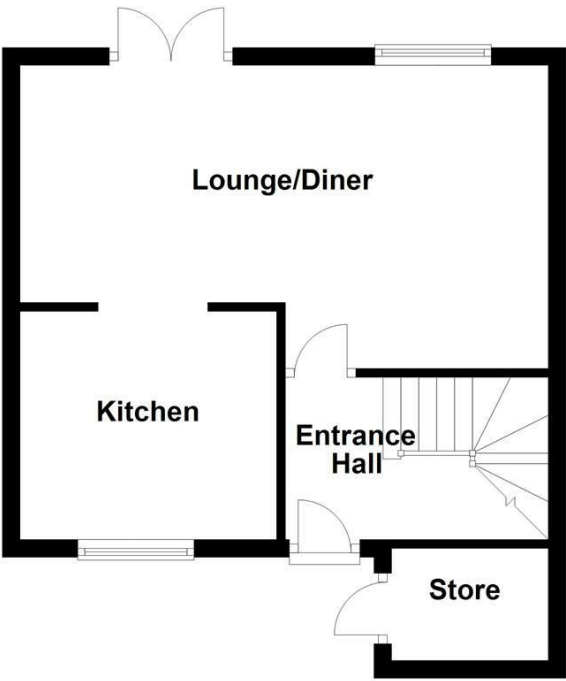
OSSETT
01924 266 555

HORBURY
01924 260 022

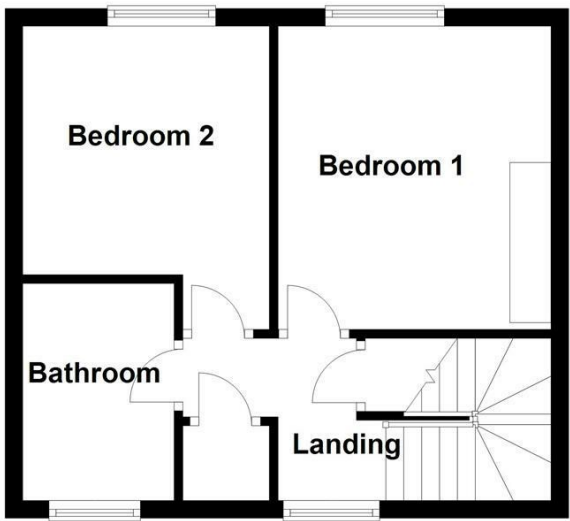
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

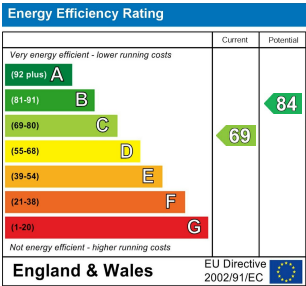


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



26 Fairfield Mount, Ossett, WF5 0TE

For Sale Freehold £189,950

A fantastic opportunity to purchase this two bedroom semi detached property benefiting from spacious accommodation including a modern bathroom and a larger than average enclosed landscaped garden.

The property briefly comprises of the entrance hall, lounge/diner and kitchen. The first floor landing leads to two bedrooms and modern bathroom. Outside to the front, a timber gate leads onto an Indian stone paved patio area with porch leading to the entrance door and door to the outdoor store. To the rear is an enclosed large lawned garden with paved patio area and timber decked patio area, perfect for al fresco dining.

The property is ideally located for all local shops and amenities that Ossett has to offer including its twice weekly market and local schools. The motorway network is only a short drive away, perfect for those looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door, stairs to the first floor landing, dado rail and door leading into the lounge/diner.

LOUNGE/DINER

11'3" [max] x 8'9" [min] x 19'8" [3.44m [max] x 2.68m [min] x 6.01m]

UPVC double glazed window and a set of UPVC double glazed French doors to the rear aspect, coving to the ceiling, two central heating radiators, door providing access into the kitchen, electric fire on a granite heath, interior and wooden decorative surround.



KITCHEN

8'5" x 9'5" [2.58m x 2.88m]

Range of wall and base units with laminate work surface over, integrated oven with four ceramic hob and cooker hood. Space and plumbing for a washing machine, space for a dryer and space for a dishwasher. Space for an American style fridge/freezer, UPVC double glazed window overlooking the front aspect and central heating radiator.

FIRST FLOOR LANDING

UPVC double glazed window overlooking the front elevation, dado rail, central heating radiator, loft access, overstairs storage cupboard, boiler cupboard and doors to two bedrooms and bathroom.

BEDROOM ONE

11'4" x 10'1" [3.47m x 3.09m]

UPVC double glazed window overlooking the rear elevation, central heating radiator and fitted wardrobe.



BEDROOM TWO

11'4" [max] x 8'11" [min] x 9'2" [3.47m [max] x 2.74m [min] x 2.81m]

UPVC double glazed window overlooking the rear elevation and central heating radiator.



BATHROOM/W.C.

5'10" x 8'7" [1.78m x 2.62m]

Three piece suite comprising panelled bath with mixer tap and shower over, vanity wash hand basin with mixer tap and low flush w.c. UPVC double glazed frosted window overlooking the front elevation, ladder style radiator and inset spotlights.



OUTSIDE

To the front the property is a timber gate providing access onto an Indian stone paved patio area with covered porch and door to the outdoor store. To the rear is a paved patio area, perfect for entertaining and dining purpose and a larger than average attractive lawned garden with timber decked patio area, surrounded by timber fencing.



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.

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.