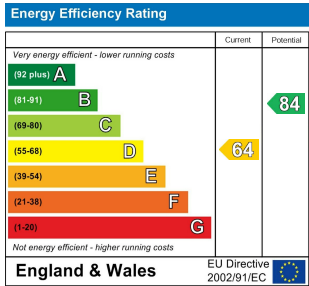


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

NORMANTON
01924 899 870

OSSETT
01924 266 555

PONTEFRACT & CASTLEFORD
01977 798 844

HORBURY
01924 260 022



21 Park Lands, Ossett, WF5 0JY

For Sale Freehold Offers Over £200,000

Enjoying a tucked away position is this well presented two bedroom semi detached home offering generous accommodation and benefiting from two double bedrooms, ample off street parking with a single garage, front and rear gardens.

The accommodation briefly comprises: entrance hall, spacious L-shaped living room with useful understairs storage and a fitted kitchen overlooking the rear aspect. To the first floor, the landing provides access to two double bedrooms and a three piece house bathroom. Externally, the property boasts an attractive lawned front garden alongside a tarmac driveway which continues to a concrete section leading to the single detached garage. To the rear is a well maintained enclosed garden with a tiered paved patio, ideal for outdoor dining and entertaining overlooking a further lawned garden. Beyond the garage is an additional paved seating area. The garden is fully enclosed with timber panelled fencing and brick boundary walls.

The property is well positioned within walking distance of a range of local amenities and schools in the sought after south side of Ossett with Illingworth Park just behind the property. Excellent transport links are available with regular bus services to Wakefield city centre, whilst the M1 motorway is only a short distance away, ideal for those commuting further afield.

This attractive home will suit a range of buyers, including first time purchasers, professional couples, and young families. An early viewing is highly recommended to fully appreciate the accommodation on offer.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed front entrance door, laminate flooring, central heating radiator, coving to the ceiling, staircase to the first floor landing and door through to the living room.

LIVING ROOM

8'11" [min] x 12'7" [max] x 15'1" [2.73m [min] x 3.86m [max] x 4.61m] Coving to the ceiling, ceiling rose, dado rail, gas fire with marble hearth, marble matching interior, and decorative surround. UPVC double glazed window to the front aspect, central heating radiator and doors providing access to the understairs storage cupboard and the kitchen at the rear.



KITCHEN

8'1" x 12'7" [2.47m x 3.85m] Fitted with a range of wall and base units with laminate work surface over and tiled splashback above. 1 1/2 sink and drainer with swan

neck mixer tap, plumbing for a washing machine, integrated oven and grill with four ring gas hob and cooker hood over. Space for a freestanding fridge freezer, central heating radiator, coving to the ceiling, dado rail, two UPVC double-glazed windows to the rear aspect, UPVC side entrance door, laminate flooring and downlights built into the wall cupboards.

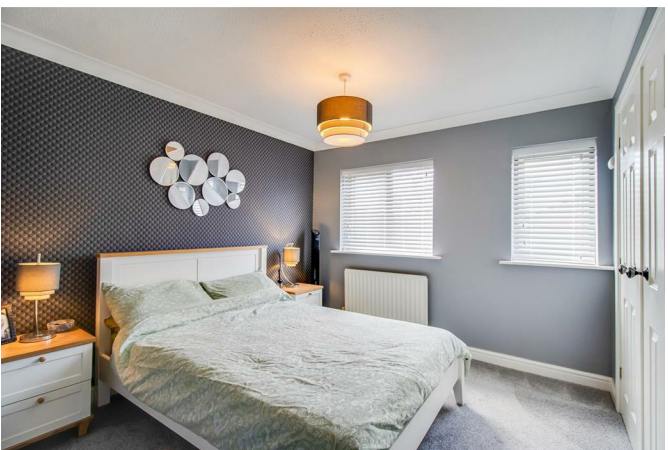


FIRST FLOOR LANDING

Coving to the ceiling, loft access, UPVC double glazed frosted window to the side elevation and doors leading to the house bathroom and two bedrooms.

BEDROOM ONE

10'2" x 12'2" and 9'8" in width [3.11m x 3.72m and 2.95 in width] Two UPVC double-glazed windows overlooking the front elevation, coving to the ceiling, central heating radiator, and a built-in double wardrobe with double doors to the front.



BEDROOM TWO

6'9" [min] x 7'8" [max] x 10'11" [2.07m [min] x 2.36m [max] x 3.35m] Coving to the ceiling, UPVC double glazed window overlooking the rear elevation, central heating radiator and built in wardrobe with double doors.



BATHROOM/W.C.

8'2" x 4'7" [2.49m x 1.42m] Three piece suite with a panelled bath with separate electric shower over, pedestal wash basin and low flush w.c. UPVC double glazed frosted window overlooking the rear elevation, coving to the ceiling and central heating radiator.



OUTSIDE

To the front is an attractive lawned front garden and concrete driveway providing off road parking, leading down the side of the property to a detached garage with up and over door. The rear

garden offers two paved patio areas and an attractive lawn garden, with a further concrete patio behind the garage, enclosed with a mix of panelled fencing and solid brick built walls on three sides, with water point connection beneath the kitchen window and outside lighting to the rear.



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.