



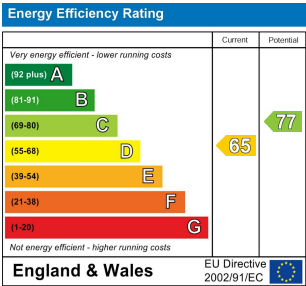
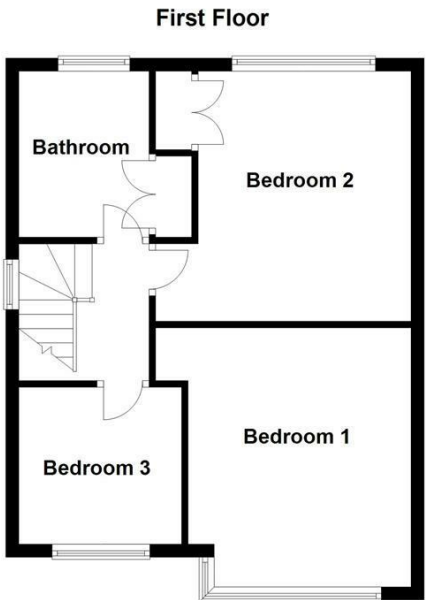
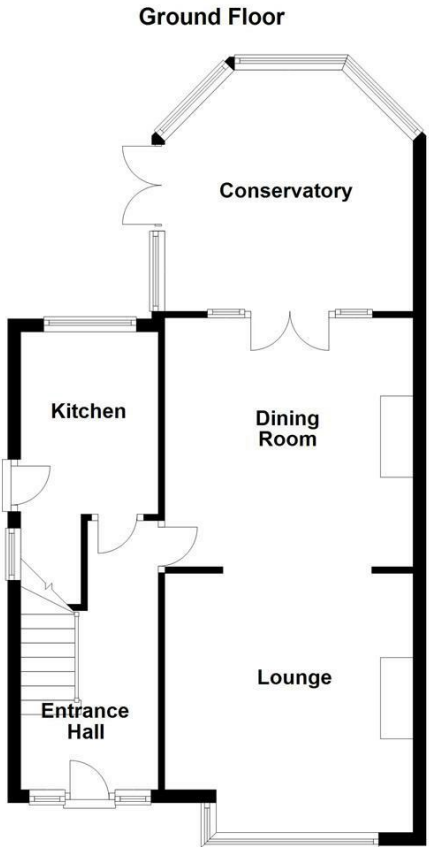
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

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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.



10 Deneside, Ossett, WF5 8EA

For Sale Freehold £295,000

Situated in Ossett is this three bedroom semi detached property, set on an extended plot, the home offers excellent potential for further development, subject to the necessary planning consents. The property features an open plan lounge and dining area, and a driveway leading to a detached brick built garage.

The accommodation briefly comprises a spacious entrance hall with stairs rising to the first floor landing and access to the open-plan lounge/diner, which flows through to a bright conservatory. Completing the ground floor is a practical galley-style kitchen. To the first floor, the landing provides access to two well-proportioned double bedrooms and a roomy third bedroom. A modern three-piece bathroom suite completes the first floor accommodation. Externally, the property benefits from a lawned front garden and a gravelled driveway leading to the detached garage. The extended side plot offers scope for future expansion. The rear garden features a low-maintenance gravelled area enclosed by timber fencing.

Ideally suited to growing families, the property is conveniently located close to the M1 motorway network, well-regarded primary and secondary schools, and a wide range of local shops and amenities, with easy access to both Leeds and Sheffield.

Viewing is highly recommended to fully appreciate the space, potential, and location this property has to offer.



ACCOMMODATION

ENTRANCE HALL

6'7" x 13'8" [2.01m x 4.18m]

UPVC double glazed door with frosted double glazed windows to either side, central heating radiator. Stairs to the first floor landing and doors to the dining room and kitchen.

KITCHEN

7'5" x 8'8" [2.27m x 2.66m]

UPVC double glazed window to the rear, frosted UPVC double glazed window to the side, door to the side elevation. A range of wall and base units with laminate work surfaces, four ring gas hob with extractor fan above, tiled splashback, stainless steel sink with mixer tap and drainer. Space and plumbing for washing machine, dishwasher, integrated cooker, space for a fridge.

LOUNGE

12'2" x 13'8" [3.73m x 4.17m]

UPVC double glazed window to the front, central heating radiator, gas fireplace with marble features.



DINING ROOM

12'2" x 12'2" [3.72m x 3.72m]

UPVC double glazed patio doors to the conservatory, central heating radiator, opening into the lounge.



CONSERVATORY

10'0" x 12'0" [3.05m x 3.68m]

UPVC double glazed windows, UPVC double glazed patio doors to the rear garden.



FIRST FLOOR LANDING

Frosted UPVC double glazed window to the side. Doors to three bedrooms and the bathroom.

BEDROOM ONE

13'4" x 12'4" [4.07m x 3.78m]

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



BEDROOM TWO

12'6" x 12'3" [3.82m x 3.75m]

UPVC double glazed window to the rear, central heating radiator, built in cupboard/wardrobe space.



BEDROOM THREE

7'6" x 8'0" [2.30m x 2.46m]

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



BATHROOM

6'4" x 8'2" [1.95m x 2.50m]

Frosted UPVC double glazed window to the rear, chrome ladder style radiator. Low flush W.C., pedestal wash basin with mixer tap, panelled bath with hot and cold taps, shower attachment.



OUTSIDE

The property includes a lawned front garden, gravel driveway with sleepers to the side, and an extended side plot with access to a brick-built detached garage. Side access leads to the rear garden, which is enclosed by timber fencing and designed as a low maintenance gravel garden. The detached brick-built garage has electrics and could be used as an occasional room, summer house, bar room, garden room, office, or study.



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.

EPC RATING

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

VIEWINGS OSSETT

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