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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.



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 26 Ryecroft Street, Ossett, WF5 9EL

### For Sale Freehold £210,000

Presented to an exceptional standard throughout, this beautifully renovated two bedroom mid terrace home provides stylish, contemporary living with a modern kitchen, modern bathroom and off road parking for two vehicles, making it perfect for the first time buyer or couple.

The property features a welcoming entrance hall, a modern living room with a stylish built-in TV wall and a bespoke open-plan kitchen/diner with integrated appliances with access down to the cellar room. To the first floor are two double bedrooms and contemporary three piece house bathroom. Outside to the front, there is a low maintenance pebbled buffer garden, enclosed by cast iron railings. To the rear, a large paved patio area provides the perfect space for alfresco dining, overlooking an attractive lawned garden with a paved pathway to the side, enclosed by a combination of timber fencing and brick boundary walls. A timber gate leads to a pebbled double driveway, offering excellent off street parking.

The property is located to the south of the popular town of Ossett, which benefits from a twice weekly market, regular bus routes provide access to Wakefield city centre, and the M1 motorway is just a short distance away, ideal for commuters.

Only a full internal inspection will truly reveal the quality of accommodation on offer, and an early viewing is highly recommended.





## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door, a central heating radiator, doors to the living room and kitchen diner, and a staircase with handrail leading to the first floor landing.

### LIVING ROOM

11'8" (max) x 10'4" (min) x 11'11" [3.57m (max) x 3.17m (min) x 3.64m]

UPVC double glazed window overlooking the front aspect, central heating radiator, built in TV wall with recessed shelving, and two useful storage cupboards with double doors.



### KITCHEN/DINER

12'1" (min) x 15'0" (max) x 15'3" [3.70m (min) x 4.58m (max) x 4.66m]

A spacious kitchen diner fitted with a range of wall and base units, laminate work surfaces, and laminate upstands. A 1.5 black sink and drainer with mixer tap, integrated oven and grill, five ring ceramic hob, black glass splashback, black glass extractor, built in wine racks,

integrated fridge with separate freezer, integrated full size dishwasher and plumbing for a washing machine. Inset ceiling spotlights, a UPVC double glazed door with UPVC double glazed frosted skylight above, plus a UPVC double glazed window overlooking the rear aspect. Central heating radiator and door leads down to the cellar rooms.



### CELLAR

11'6" x 15'5" [3.52m x 4.71m]

Light, block paved flooring with central original ceiling table and opening leading to the original coal chute room.

### FIRST FLOOR LANDING

Glass balustrade at the top of the staircase with doors to two bedrooms and the house bathroom.

### BEDROOM ONE

11'10" x 15'4" [3.63m x 4.68m]

Two UPVC double glazed windows overlooking the front elevation and a central heating radiator.



### BEDROOM TWO

8'5" x 12'1" (min) x 15'3" (max) [2.59m x 3.70m (min) x 4.65m (max)]

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



### BATHROOM/W.C.

8'9" x 6'3" [2.69m x 1.93m]

A modern three piece suite consisting of an L-shaped panel bath with mixer tap, a wall mounted mixer shower with rainfall head and pull-out attachment, and an L-shaped glass shower screen. A low flush w.c. with concealed cistern and a wash basin with mixer tap built into high gloss vanity drawers. A circular LED-lit vanity mirror, a black ladder radiator, inset spotlights, an extractor fan and a UPVC double glazed frosted window facing the rear.



### OUTSIDE

To the front is a cast iron gate provides access to a low maintenance

pebble buffer garden enclosed by solid stone walls and cast-iron railings with Yorkshire stone paved pathway leading to the front door. There is a large paved patio area overlooking an attractive lawned garden. Steps lead up to a pebble double driveway at the rear providing off road parking, fully enclosed with timber panel fencing and solid brick walls.



### COUNCIL TAX BAND

The council tax band for this property is A.

### 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.