



WAKEFIELD  
01924 291 294

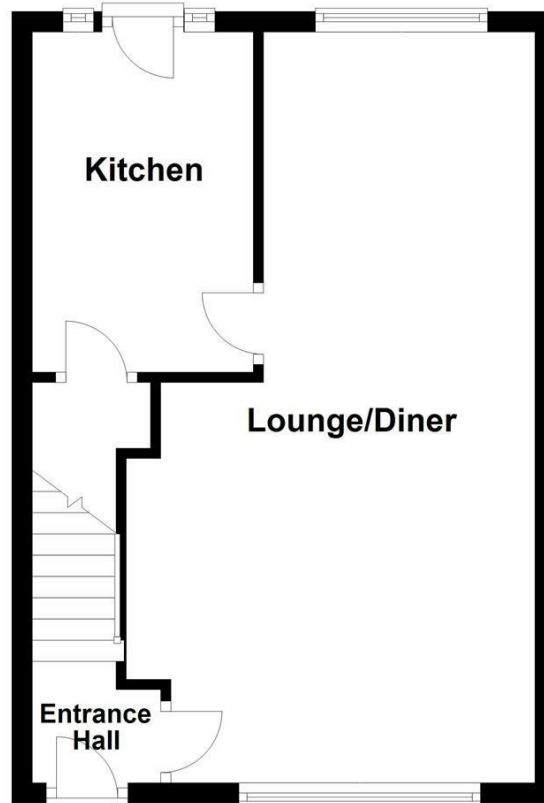
OSSETT  
01924 266 555

HORBURY  
01924 260 022

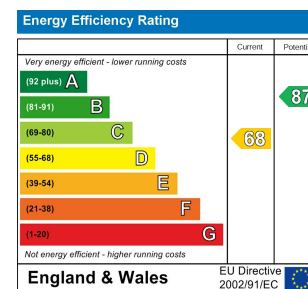
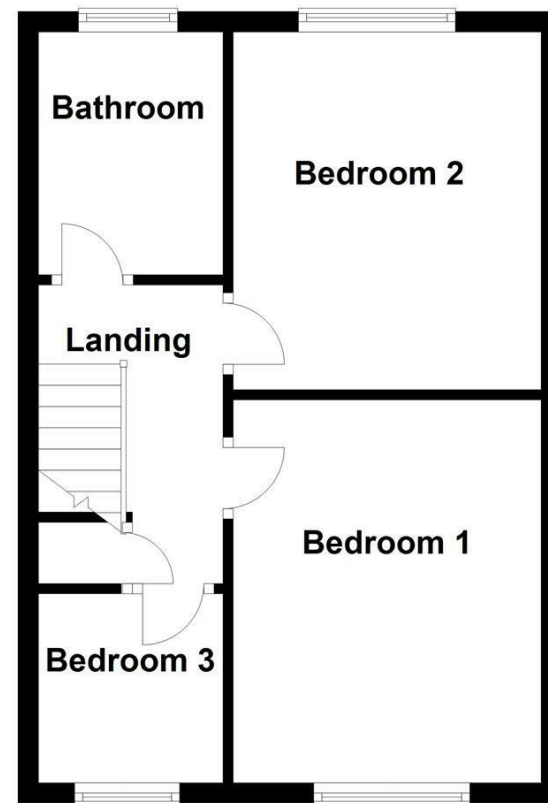
NORMANTON  
01924 899 870

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.



## 6 The Green, Ossett, WF5 8JS

For Sale Freehold £194,950

Well appointed throughout in this popular part of Ossett is this attractive three bedroom mid town house benefitting from UPVC double glazing and gas central heating.

The property fully comprises of entrance hall, spacious lounge/diner and modern kitchen. Stairs to the first floor lead to three bedrooms (two of which are doubles) and modern house bathroom/w.c. Outside low maintenance garden to the front and attractive lawned garden to the rear incorporating flagged patio areas with plants and shrubs. In addition, there is a gate to the rear which in turn leads to a block of garages of which one belongs to number 6, this has vehicular access off Southdale Road.

Ossett plays host to a range of amenities including shops and good schools with local bus routes nearby and a twice weekly market. There is good access to the motorway network.

A fantastic home, ideal for the first time buyer, couple or growing family and deserves an early viewing to fully appreciate the accommodation and to avoid disappointment.



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## ACCOMMODATION

### ENTRANCE HALL

Radiator, stairs to the first floor landing and door leading through to the lounge/diner.

### LOUNGE/DINER

12'5" [max] x 8'0" [min] x 23'2" [3.80m [max] x 2.46m [min] x 7.08m]

UPVC double glazed windows to the front and rear, two radiators and electric fire with modern surround. Door to the kitchen.



### KITCHEN

10'5" x 7'0" [3.19m x 2.15m]

Range of modern wall and base units with work surface over and tiled splash back incorporating 1 1/2 sink and drainer, space for a cooker with stainless steel filter hood above, space for a fridge and freezer, plumbing for a washing machine and the boiler is housed in here. Understairs pantry storage, radiator and laminate flooring. UPVC door to the rear with UPVC double glazed windows either side.

### FIRST FLOOR LANDING

Doors to three bedrooms and the bathroom. Loft access and door to the airing cupboard.

### BEDROOM ONE

12'6" x 9'3" [3.83m x 2.84m]

UPVC double glazed window to the front with far reaching views, radiator and fitted wardrobes.



### BEDROOM TWO

9'5" x 10'6" [2.89m x 3.22m]

UPVC double glazed window to the rear, radiator and laminate floor



### BEDROOM THREE

5'11" x 7'7" [1.81m x 2.33m]

UPVC double glazed window to the front, radiator and laminate floor. Small bulkhead over the stairs.



### BATHROOM/W.C.

6'6" x 5'4" [2.0m x 1.64m]

Low flush w.c., pedestal wash basin, panelled bath

with shower over, fully tiled walls, radiator and UPVC double glazed frosted window to the rear.



### OUTSIDE

To the front there is a low maintenance pebbled garden and path to the front door. To the rear is a lawned garden incorporating flagged patio areas and timber framed shed. Access via Southdale Road leads to brick built garage with up and over door.



### 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.