



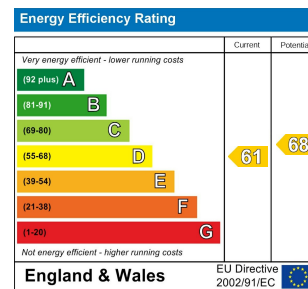
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
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.



3 Saville Street, Ossett, WF5 0JX

For Sale Freehold Offers Over £198,000

Situated on Saville Street in the sought after market town of Ossett is this superbly presented and extended three bedroom semi detached home. Boasting well proportioned accommodation throughout with three good sized bedrooms, generous reception space, a modern fitted kitchen and bathroom, together with a beautifully landscaped rear garden.

The accommodation briefly comprises an entrance hall with staircase to the first floor and access to the living room, which in turn leads through to the spacious kitchen diner. The kitchen diner benefits from access to the cellar and the rear garden. To the first floor, the landing provides access to the loft space, three bedrooms and the modern family bathroom, with bedroom two benefitting from the additional space created by the extension. Externally, the front of the property enjoys a low maintenance buffer garden, predominantly gravelled with a paved pathway leading to the entrance door, enclosed by walling and accessed via a timber gate. To the rear is an attractive enclosed garden, predominantly laid to lawn and complemented by railway sleeper edging, decorative gravelled borders and a stone paved patio area, ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing and benefits from gated access for bins across neighbouring properties.

Ossett is a highly desirable location, particularly appealing to first time buyers, professional couples and small families. The property is conveniently placed for Ossett town centre, which offers a wide range of shops, cafés, restaurants and everyday amenities. Regular bus routes operate nearby, whilst neighbouring Wakefield and Dewsbury provide railway stations with direct links to Leeds, Manchester and London. The M1 motorway network is also easily accessible, making the property ideal for commuters.

Only a full internal inspection will fully appreciate the space, presentation and quality this excellent home has to offer. An early viewing is highly recommended to avoid disappointment.



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ACCOMMODATION

ENTRANCE HALL

Accessed via a frosted UPVC double glazed front entrance door. Coving and spotlights to the ceiling, staircase leading to the first floor landing and door through to the living room.

LIVING ROOM

15'1" x 11'10" (4.6m x 3.62m)

UPVC double glazed window to the front elevation, central heating radiator, coving to the ceiling and a decorative fireplace incorporating a granite hearth and wooden mantel. Door providing access to the kitchen diner.

KITCHEN DINER

11'11" x 11'10" (3.65m x 3.62m)

Fitted with a range of shaker style wall and base units with laminate work surfaces, stainless steel 1.5 bowl sink and drainer with mixer tap, tiled splashbacks and space for a range style cooker. Integrated slimline dishwasher, integrated undercounter fridge, space and plumbing for a washing machine and space for an undercounter freezer. Two UPVC double glazed windows to the side and rear elevations, frosted UPVC double glazed rear entrance door and central heating radiator.



CELLAR

6'6" x 9'10" (2.0m x 3.0m)

Accessed from the kitchen and benefiting from power, lighting and a central heating radiator. Opening through to the cellar store with power and light (2.0m x 1.54m).

FIRST FLOOR LANDING

Loft access, coving to the ceiling, central heating radiator and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE

15'1" x 9'0" (4.6m x 2.76m)

UPVC double glazed window to the front elevation, coving to the ceiling and central heating radiator.



BEDROOM TWO

12'0" x 7'1" (3.66m x 2.17m)

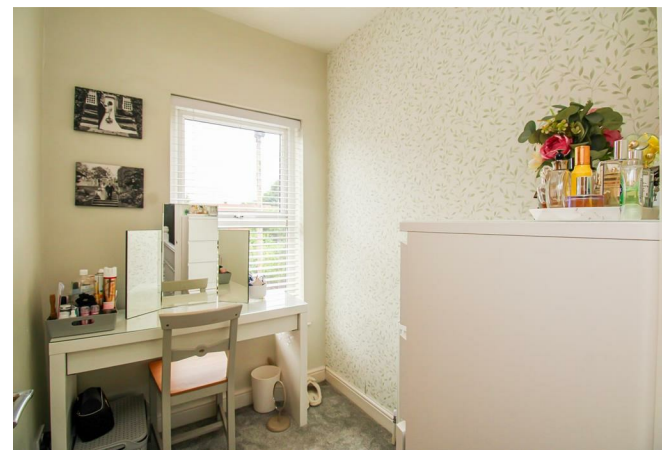
UPVC double glazed window to the rear elevation, central heating radiator and loft access.



BEDROOM THREE

5'6" x 7'0" (1.7m x 2.15m)

UPVC double glazed window to the front elevation, central heating radiator and slight bulkhead.



BATHROOM/W.C.

7'10" x 5'10" (2.4m x 1.8m)

Fitted with a low flush WC, ceramic wash basin set into a fluted vanity unit with storage beneath and mixer tap, additional fitted storage unit and a panelled bath with mixer tap, mains fed rainfall shower and handheld attachment with glass shower screen. Spotlights to the ceiling, extractor fan, LED mirror, matte black ladder style heated towel radiator and partial wall tiling.



OUTSIDE

To the front, the property has a low maintenance buffer garden, predominantly pebbled with a paved pathway leading to the front entrance door. To the rear is a beautifully landscaped garden incorporating lawned areas with railway sleeper and purple slate borders, together with an Indian stone patio, ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing and benefits from a side gate providing access for bins via the neighbouring passageway.



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.

PLEASE NOTE

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.