

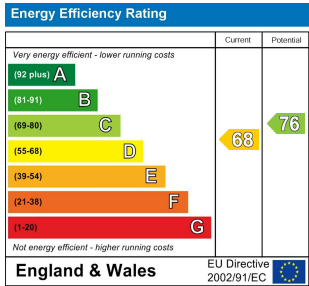


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



15 Park Lands, Ossett, WF5 0JY

For Sale Freehold £185,000

Enjoying a tucked away position is this two bedroom semi detached home, in need of cosmetic updating but offering ample off street parking with a single garage, front and rear gardens.

The accommodation briefly comprises: entrance hall, living room with useful understairs storage and a fitted kitchen overlooking the rear aspect. To the first floor, the landing provides access to two 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 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. 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.

With no chain and having a vacant possession, this attractive home will suit a range of buyers, including first time purchasers and professional couples. An early viewing is highly recommended to fully appreciate the accommodation on offer.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed entrance door into the entrance hall. Doors into the kitchen and the lounge.

KITCHEN

8'0" x 10'11" [2.46m x 3.34m]

UPVC double glazed window to the rear, central heating radiator, fully tiled floor. A range of wall and base units with worksurface over, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for a fridge freezer. The boiler is also housed in here.

LOUNGE

10'11" x 15'1" [3.34m x 4.60m]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling, dado rail, stairs to the first floor landing, gas fire with marble hearth surround.



FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access. Doors to two bedrooms and the bathroom.

BEDROOM ONE

8'1" x 10'11" [2.48m x 3.34m]

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling and a fitted cupboard.



BEDROOM TWO

6'1" x 10'5" [1.87m x 3.19m]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling, dado rail, double doors to a fitted wardrobe.



BATHROOM

7'6" x 4'7" [2.29m x 1.42m]

Frosted UPVC double glazed window to the front, chrome heated towel rail, part tiled walls. Fitted with a panelled bath with electric shower over, pedestal wash basin and a low flush W.C..



OUTSIDE

To the front, there is also a low maintenance stone-paved garden. To the side of the property, there is a driveway to the side for off road parking leading to a concrete garage with up and over door. To the rear is a low maintenance AstroTurf garden incorporating stone flagged patio area.



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.

EPC RATING

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

VIEWINGS

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