



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

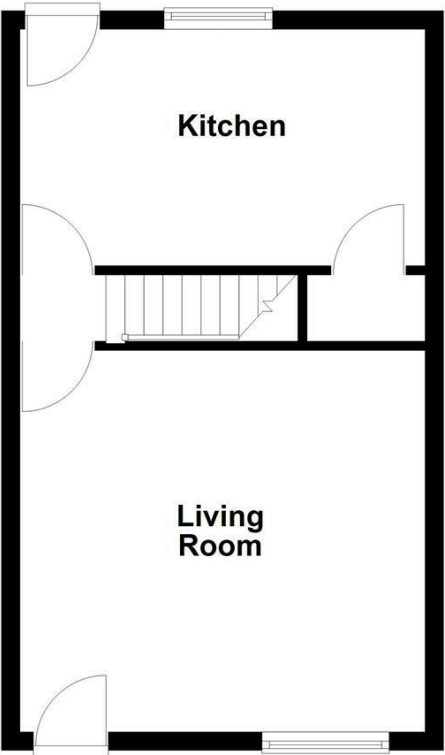
HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

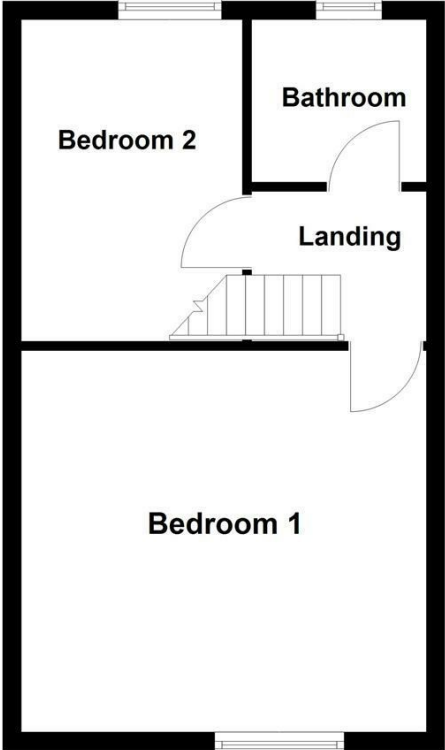
Ground Floor

Approx. 33.4 sq. metres (359.5 sq. feet)



First Floor

Approx. 33.9 sq. metres (364.5 sq. feet)



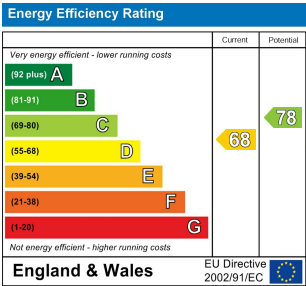
Total area: approx. 67.3 sq. metres (723.9 sq. feet)

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.



22 High Street, Ossett, WF5 9RL

For Sale Freehold £145,000

A two bedroom terrace property situated in the sought after area of Ossett benefitting from spacious accommodation and a large enclosed rear garden.

The property briefly comprises of the living room and kitchen with access down the cellar. The first floor landing leads to two bedrooms and house bathroom. Outside to the front is a gated small pebbled garden. Whilst to the rear is a good sized enclosed lawned garden with paved patio area.

The property is conveniently located within close proximity to local amenities including shops and schools. There is easy access to the motorway network, which is ideal for the commuter wishing to work or travel further afield, in addition, there are also local bus routes travelling to and from the town centre.

Ideal the first time buyer or small family, only a full internal inspection will reveal all that's on offer at this home and an early viewing comes highly recommended.



ACCOMMODATION

LIVING ROOM

14'4" x 13'6" [4.39m x 4.12m]

UPVC front entrance door, central heating radiator, original coving to the ceiling and stairs to the first floor landing.



KITCHEN

8'5" x 14'7" [2.57m x 4.46m]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, integrated cooker with four ring gas

hob and extractor fan. Integrated dishwasher, space and plumbing for a washing machine. Central heating radiator, access to the cellar, UPVC double glazed window and door to the rear.

FIRST FLOOR LANDING

Central heating radiator, loft access and doors to two bedrooms and the house bathroom.

BEDROOM ONE

13'6" x 14'4" [4.14m x 4.38m]

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



BEDROOM TWO

11'7" x 8'2" [3.55m x 2.50m]

Central heating radiator and UPVC double glazed window to the rear.



BATHROOM/W.C.

5'9" x 5'7" [1.77m x 1.71m]

Low flush w.c., pedestal wash basin and panelled bath with shower head attachment. Tiled walls and floor. Chrome ladder style radiator and single glazed frosted window to the rear.



OUTSIDE

To the front is a flagged pathway with gravelled area. To the rear is a South-East facing lawned garden and flagged patio area, enclosed by timber fencing.



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.