



WAKEFIELD  
01924 291 294

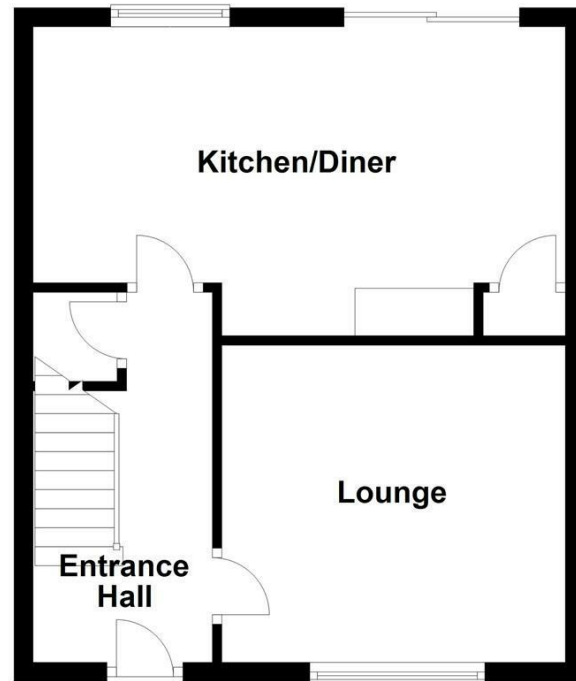
OSSETT  
01924 266 555

HORBURY  
01924 260 022

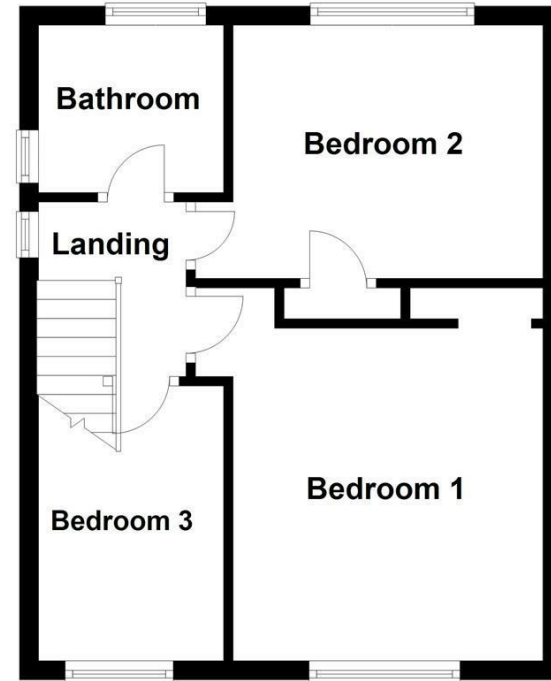
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor



## 5, Broadacre Road, Ossett, WF5 0QR

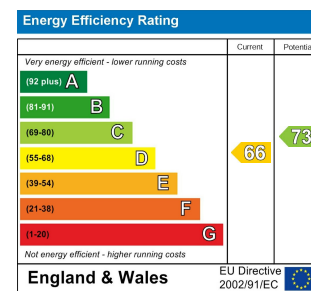
### For Sale Freehold Offers Over £200,000

Situated in Ossett and occupying a generous corner plot is this three bedroom semi detached property, benefitting from driveway parking, a garage and enclosed gardens, with new carpets throughout and a central heating boiler fitted in 2023.

The accommodation briefly comprises an entrance hall, spacious living room and kitchen diner to the ground floor. To the first floor, the landing provides access to three bedrooms and the house bathroom. Externally, the property enjoys gardens to the front, side and rear, incorporating low maintenance patio areas, along with a garage providing useful storage and off road parking.

The property is ideally located for Ossett town centre and its range of local amenities, and offers excellent access to the motorway network, making it particularly suitable for commuters.

Offered to the market with no chain, an early viewing is highly recommended to fully appreciate the accommodation on offer.



#### 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.

#### 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



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## ACCOMMODATION

### ENTRANCE HALL

Front entrance door leading into the main hallway with central heating radiator, staircase to the first floor landing and built-in understairs storage cupboard. Doors leading to the lounge and kitchen diner.

### LOUNGE

12'1" x 10'10" [3.69m x 3.32m ]

UPVC double glazed window to the front elevation, central heating radiator and carpeted flooring.



### KITCHEN/DINER

18'4" x 8'8" [5.61m x 2.66m ]

UPVC double glazed window to the rear and sliding patio doors leading out to the garden. Fitted with a range of wall and base units with laminate worktops, stainless steel sink and drainer with tiled splashback, space for a gas cooker, washing machine and fridge freezer. Central heating radiator and built-in storage cupboard.



### FIRST FLOOR LANDING

Providing access to three bedrooms and the house bathroom.

### BEDROOM ONE

12'10" x 10'7" [3.93m x 3.25m ]

UPVC double glazed window to the front elevation, central heating radiator, carpeted flooring and built-in storage cupboard.



### BEDROOM TWO

12'1" x 8'9" [3.70m x 2.69m ]

UPVC double glazed window to the rear elevation, central heating radiator, carpeted flooring and built-in storage cupboard housing the boiler.



### BEDROOM THREE

9'4" x 7'6" [2.86m x 2.29m ]

UPVC double glazed window to the front elevation, central heating radiator and carpeted flooring.

### BATHROOM/W.C.

7'3" x 5'3" [2.21m x 1.62m ]

Frosted UPVC double glazed windows to the rear and side, fitted with a three piece suite comprising panelled bath with shower over, wash basin and low flush W.C. Central heating radiator and part tiled walls.



### OUTSIDE

To the front, there is a low maintenance flagged garden with block paved driveway parking for several vehicles leading to the larger than average garage and additional patio seating area to the side. To the rear, there is a low maintenance flagged garden with mature shrub borders and a decked seating area. There is a door at the rear of the garage giving access to the rear garden.



### 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.