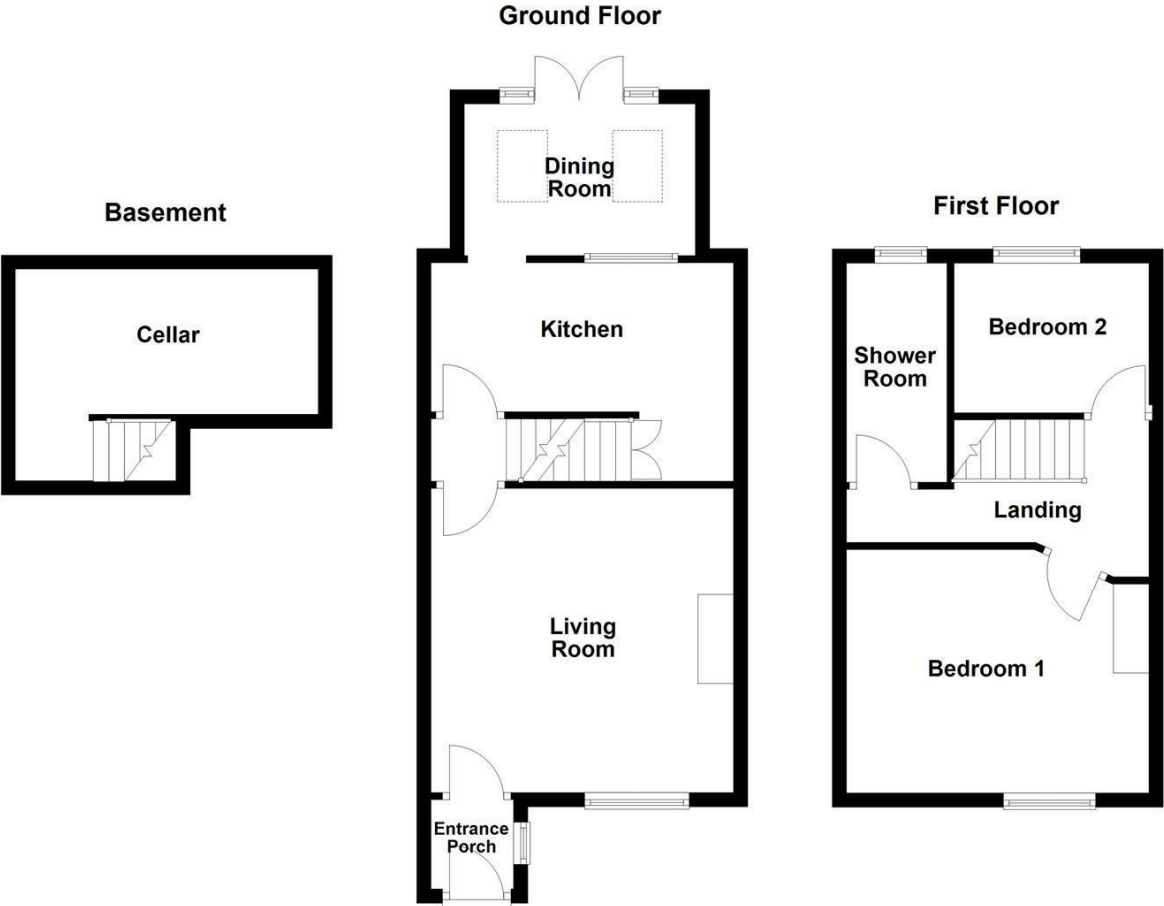




WAKEFIELD | OSSETT | HORBURY  
01924 291 294 | 01924 266 555 | 01924 260 022

NORMANTON | PONTEFRACT & CASTLEFORD  
01924 899 870 | 01977 798 844

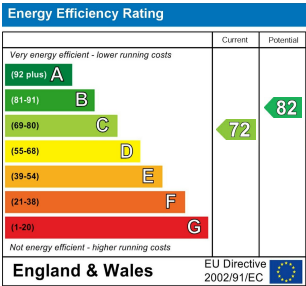


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 71 Horbury Road, Ossett, WF5 0BS

### For Sale Freehold Offers Over £185,000

Ideally located between Ossett and Horbury, this attractive two bedroom mid terrace property is superbly presented throughout. The home boasts a modern fitted kitchen and bathroom, along with a rear dining room extension, making it a property not to be missed.

The accommodation briefly comprises an entrance porch leading into the living room, which provides access to an inner hallway. From here, stairs rise to the first floor, while doors lead to the kitchen and cellar. The kitchen in turn opens into the dining room extension, with access to the rear garden. To the first floor, the landing provides access to two well-proportioned bedrooms, the house shower room, and loft access. Externally, the front of the property features a low maintenance paved garden with planted and slate features, complemented by a hedge border, boundary wall, iron railings, and a wrought iron gate. The enclosed rear garden is also designed for low maintenance, offering an artificial lawn and stone patio area, ideal for outdoor dining and entertaining. The garden is fully enclosed with fencing and includes a timber gate providing a right of access for neighbouring properties.

The property is conveniently positioned close to local shops, schools, and public houses. A wider range of amenities can be found in nearby towns and cities, including Wakefield and Dewsbury. Regular local bus services operate nearby, while Wakefield and Dewsbury offer train stations providing excellent links to Leeds, Manchester, and London. For commuters, the M1 and M62 motorway networks are within easy reach.

This home would make an ideal purchase for a variety of buyers, including first time buyers, downsizers, professional couples, or investors seeking a buy-to-let opportunity.

An internal inspection is highly recommended to fully appreciate the accommodation on offer and avoid disappointment.



ACCOMMODATION

ENTRANCE PORCH

4'1" x 3'9" [1.25m x 1.16m]

Frosted UPVC double glazed front door leads into the porch, with a UPVC double glazed window to the side, dado rail detailing, and a door providing access into the living room.

LIVING ROOM

13'11" x 14'0" [max] x 12'3" [min] [4.25m x 4.27m [max] x 3.75m [min]]

UPVC double glazed window to the front elevation, two central heating radiators, and a door leading through to the further hallway. Decorative coving to the ceiling is complemented by a feature fireplace with marble hearth, laminate surround, and wooden mantel.



FURTHER HALLWAY

Providing access to the first floor landing and the kitchen. Includes a central heating radiator and coving to the ceiling.

KITCHEN

14'0" x 10'2" [max] x 6'9" [min] [4.27m x 3.10m [max] x 2.08m [min]]

Access to the cellar, central heating radiator, and ceiling spotlighting. UPVC double glazed window overlooks the dining room with an open aspect leading through. Fitted with a range of modern wall and base shaker style units with laminate work surfaces, stainless steel sink with drainer and mixer tap, tiled splashbacks, space for an electric cooker with glass splashback and extractor hood above, and space for a fridge freezer.

CELLAR

6'11" x 14'2" [2.11m x 4.32m]

The cellar provides power and lighting, along with space and plumbing for a washing machine and tumble dryer, plus additional space for a fridge freezer. The combi boiler is also housed here.

DINING ROOM

10'8" x 6'11" [3.26m x 2.13m]

Benefiting from two Velux skylights, a set of UPVC double glazed French doors opening onto the rear garden, and an anthracite column central heating radiator.



FIRST FLOOR LANDING

With coving to the ceiling, a central heating radiator, loft access, and doors leading to two bedrooms and the house shower room.

BEDROOM ONE

13'11" x 11'2" [max] x 5'10" [min] [4.25m x 3.42m [max] x 1.80m [min]]

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



BEDROOM TWO

8'10" x 6'10" [2.70m x 2.10m]

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



SHOWER ROOM

4'7" x 9'10" [1.40m x 3.0m]

UPVC double glazed window to the rear and a modern three piece suite comprising a concealed cistern WC, wash basin set within a

storage unit with mixer tap, and a walk in double shower cubicle with mains fed overhead rain shower and detachable handset. Finished with a glass shower screen, half tiling to the walls, and ceiling spotlighting.



OUTSIDE

To the front, the garden is low maintenance with a paved pathway and seating area, complemented by planted and slate borders, enclosed by a partial wall and iron fencing with an iron gate. The rear garden is also low maintenance, incorporating artificial lawn and a stone paved patio area ideal for outdoor dining and entertaining, fully enclosed with fencing and enjoying open terrace aspects.



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.

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.