



WAKEFIELD
01924 291 294

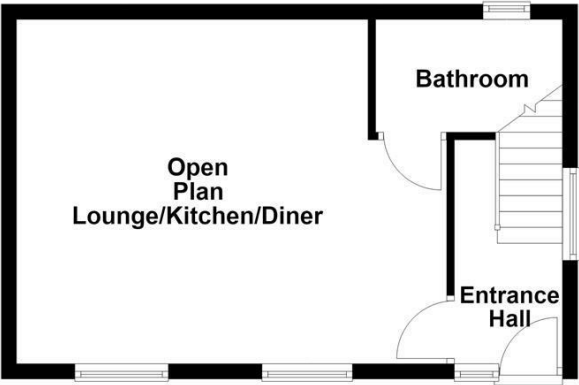
OSSETT
01924 266 555

HORBURY
01924 260 022

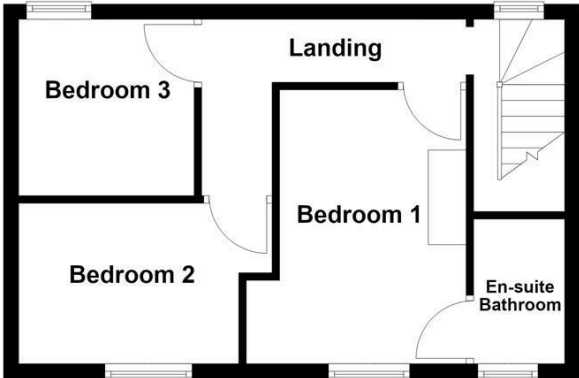
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

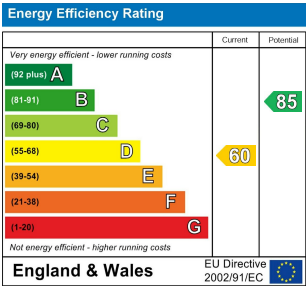


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



23A High Street, Ossett, WF5 9QS

For Sale Freehold £150,000

Situated in the sought after town of Ossett is this deceptively spacious three bedroom end terrace property, offering well proportioned accommodation arranged over two floors. Benefitting from an impressive modern open plan lounge kitchen diner and two contemporary bathrooms, this appealing home is certainly not one to be missed.

The accommodation briefly comprises an entrance hall with staircase providing access to the first floor and a door leading through to the open plan lounge kitchen diner. This spacious living area provides an excellent setting for both everyday family life and entertaining, with access through to the ground floor bathroom. To the first floor are three bedrooms, with bedroom one benefitting from en suite bathroom facilities. Bedroom three also provides loft access. Externally, to the front of the property is a low maintenance buffer style garden, mainly tarmac and paved, with a pathway leading to the front entrance. Timber fencing and gated access provide enclosure.

Ossett is a popular location for a wide range of buyers, particularly first time buyers, small families and investors. A good selection of shops, schools and everyday amenities can be found close by, particularly within Ossett town centre, with further facilities available in neighbouring Dewsbury and Wakefield. Regular bus services operate nearby, while both Wakefield and Dewsbury offer railway connections to major destinations including Leeds, Manchester and London. The M1 and M62 motorway networks are also within easy reach, making the property particularly convenient for commuters and those travelling further afield.

Only a full internal inspection will truly reveal everything this attractive home has to offer. An early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

Frosted UPVC double glazed front entrance door leading into the entrance hall, with a UPVC double glazed window overlooking the side elevation. Central heating radiator, staircase providing access to the first floor landing and door leading through to the open plan lounge kitchen diner.

OPEN PLAN LOUNGE KITCHEN DINER

18'10" x 15'5" [max] x 10'2" [min] [5.75m x 4.72m [max] x 3.12m [min]]

Two UPVC double glazed windows overlooking the front elevation and two central heating radiators. Door providing access to the ground floor bathroom. The kitchen is fitted with a modern range of wall and base units with laminate work surfaces over, incorporating a composite sink and drainer with mixer tap and laminate splashback. Four ring induction hob with partial splashback and extractor hood above, integrated oven, integrated fridge freezer and integrated dishwasher. A breakfast bar style work surface provides additional dining space, while the living area features a media wall with inset glass-fronted living flame effect electric fire.



BATHROOM

9'1" x 5'5" [max] x 3'7" [min] [2.78m x 1.67m [max] x 1.10m [min]]

UPVC double glazed window overlooking the rear elevation and matte black ladder style central heating radiator. Fitted with a low flush W.C., ceramic wash basin set within a vanity unit with storage below and mixer tap, together with a panelled bath with mixer tap and shower attachment. LED mirror, fully tiled walls and black fittings throughout.



FIRST FLOOR LANDING

Single pane timber framed window overlooking the rear elevation and doors providing access to three bedrooms.

BEDROOM ONE

12'0" x 9'0" [max] x 6'10" [min] [3.67m x 2.75m [max] x 2.10m [min]]

UPVC double glazed window overlooking the front elevation, central heating radiator and door providing access to the en suite bathroom.



EN SUITE BATHROOM

6'3" x 4'1" [1.93m x 1.26m]

Frosted UPVC double glazed window overlooking the front elevation, extractor fan and wall mounted electric heater. Fitted with a low flush W.C., ceramic wash basin set within a vanity unit with storage below and mixer tap, together with a panelled bath with mixer tap, mains fed overhead shower and separate shower attachment with glazed shower screen. Black fittings and part tiled walls.



BEDROOM TWO

7'8" x 10'9" [max] x 8'9" [min] [2.35m x 3.28m [max] x 2.68m [min]]

UPVC double glazed window overlooking the front elevation and central heating radiator.



BEDROOM THREE

7'5" x 7'7" [2.28m x 2.33m]

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



OUTSIDE

To the front of the property is a small, low maintenance buffer style garden, predominantly tarmac and paved, with a pathway leading to the front entrance. Timber fencing provides enclosure, with gated access.

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.