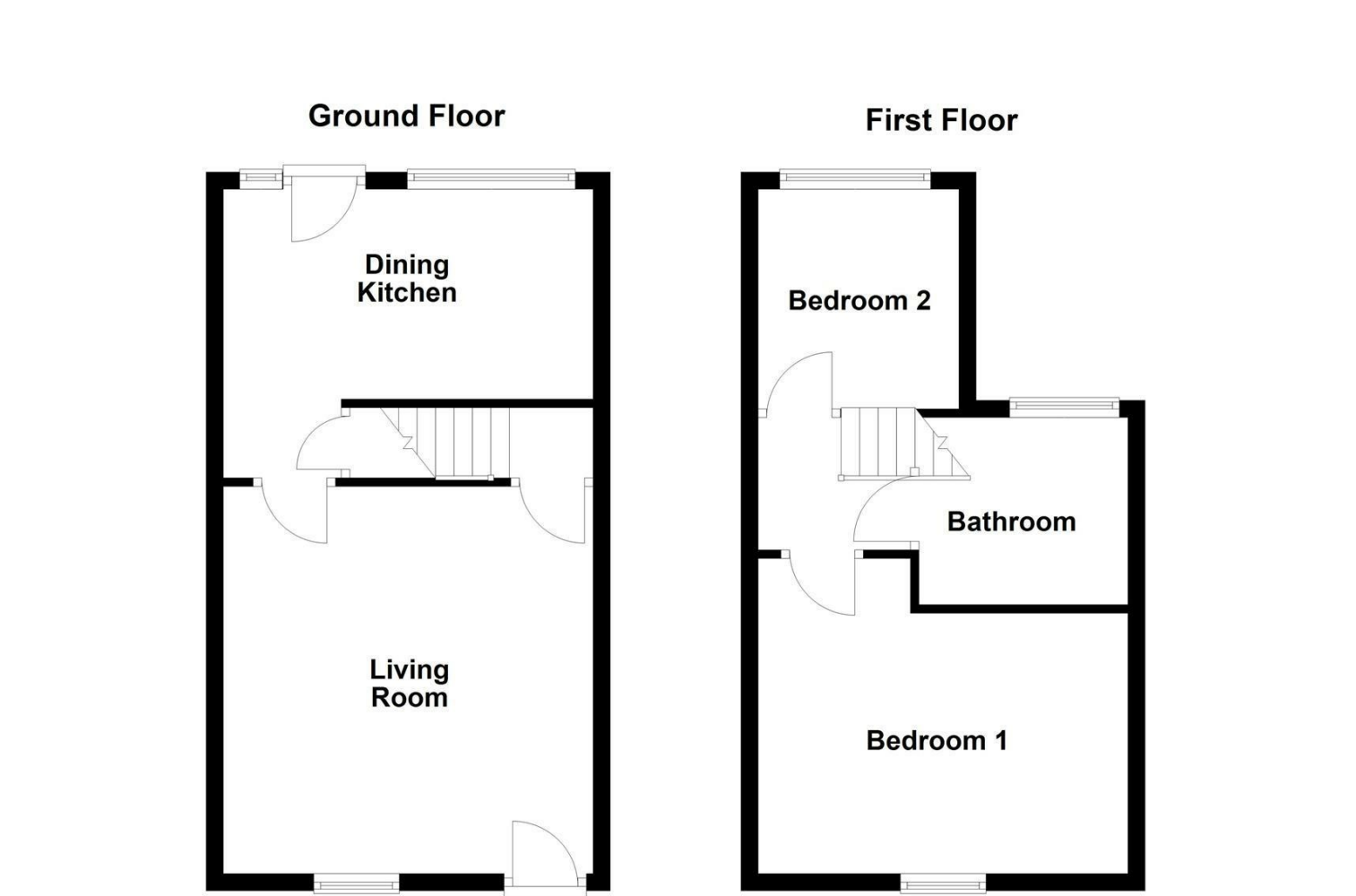


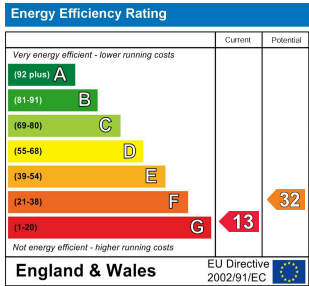


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



### 3 Sharon Cottages, Ossett, WF5 9LW

#### For Sale Freehold £140,000

A well proportioned two bedroom traditional terraced home, enjoying a delightful south facing lawned garden, tucked away in an attractive and convenient location within easy reach of the centre of Ossett.

Benefiting from sealed unit double glazed windows and a gas fired central heating system, this comfortable home offers well balanced accommodation throughout. The living room is positioned to the front, overlooking the garden, and features a charming fireplace, creating a warm and inviting focal point. To the rear, there is an everyday entrance leading into the dining kitchen, which is fitted with a good range of wall and base units and further benefits from a useful understairs storage cupboard. To the first floor, the principal bedroom is of generous proportions and enjoys views over the front garden, while a further good sized second bedroom is located to the rear. The accommodation is completed by a bathroom fitted with a modern white and chrome three piece suite. Externally, the property boasts a lovely south facing garden to the front, incorporating a well maintained lawn and a useful garden shed. To the rear, there is an enclosed courtyard providing access to the back entrance.

The property is situated in a pleasant tucked-away position, within easy reach of the wide range of shops, schools, and recreational facilities available in Ossett town centre. Ossett itself is a thriving market town, offering excellent access to the national motorway network, making it ideal for commuters.





ACCOMMODATION

LIVING ROOM

15'1" x 14'1" [4.6m x 4.3m]

With a window and double glazed front door overlooking the garden, laminate flooring, double central heating radiator, and a feature fireplace with a marble surround and hearth housing a living flame pebble effect gas fire. There is a door through to the dining kitchen.



DINING KITCHEN

13'1" x 8'2" [4.0m x 2.5m]

With a window and stable style door to the rear. Fitted with a good range of wall and base units with wood effect laminate worktops incorporating a sink unit, space for a freestanding electric cooker with filter hood over, plumbing for a washing machine, space for an under counter fridge and freezer, and a wall mounted gas fired combination central heating boiler. There is also a useful understairs storage cupboard and access to the external door.



FIRST FLOOR LANDING

A spacious landing providing access to two bedrooms and the bathroom, with a large loft access point.

BEDROOM ONE

14'5" x 10'2" [4.4m x 3.1m]

A generous double bedroom with a window overlooking the garden, double central heating radiator, and a feature double wardrobe with cupboards over.



BEDROOM TWO

7'10" x 7'10" [2.4m x 2.4m]

A well proportioned second bedroom with a large window to the rear and a central heating radiator.



BATHROOM

7'10" x 7'10" [2.4m x 2.4m]

With tiled walls and floor, fitted with a three piece white and chrome suite comprising a panel bath with Triton electric shower over, pedestal wash basin, and low flush WC. Also benefiting from a central heating radiator and a frosted window to the rear.



OUTSIDE

To the front, the property has a lovely garden with a pleasant southerly aspect, mainly laid to lawn with a useful wooden shed. The everyday entrance is to the rear, where there is a courtyard leading up to the back door.



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.