



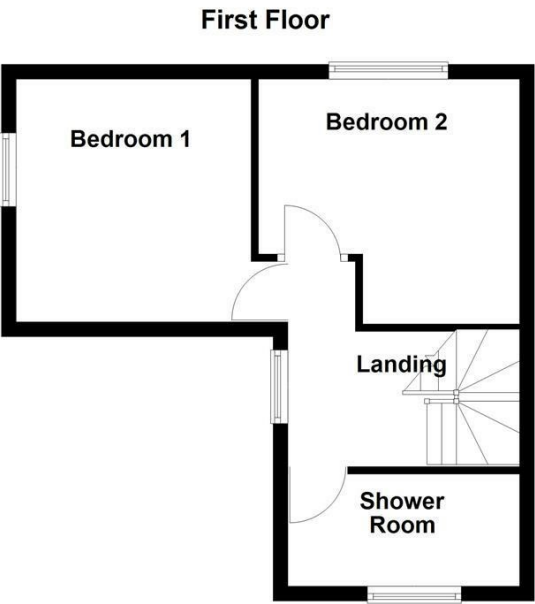
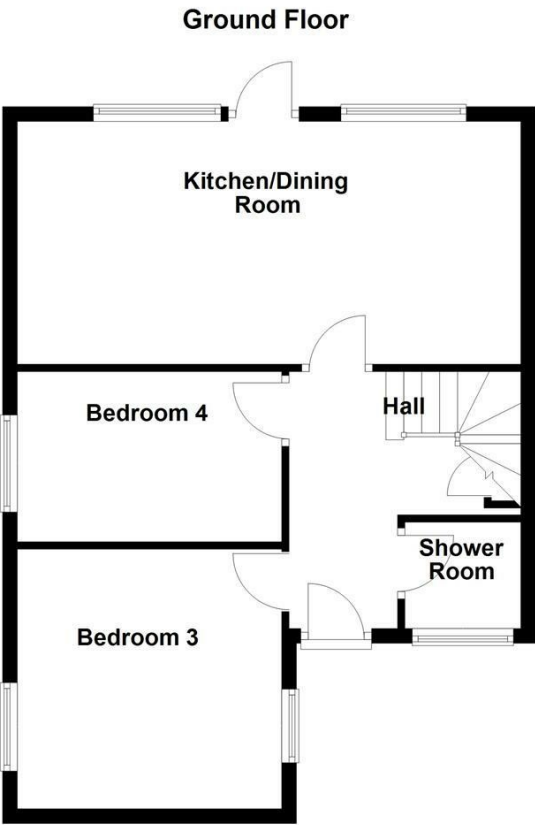
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

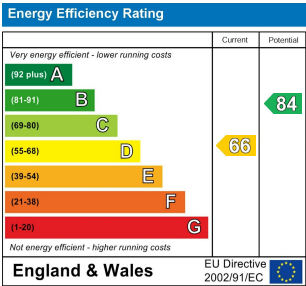


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



21 Taylor Close, Ossett, WF5 0SY

For Sale Freehold £185,000

Situated in the popular town of Ossett is this beautifully renovated four bedroom end terrace property, offering spacious accommodation sat on a corner plot, generous gardens and two modern bathrooms. Having undergone a full programme of renovation, this property is finished to a high standard throughout and would make an ideal first home or investment opportunity.

The accommodation briefly comprises an entrance hall leading to an impressive open plan kitchen and dining area, two bedrooms and a contemporary downstairs shower room. To the first floor landing are two further well proportioned bedrooms and a stylish modern shower room. Externally, the property boasts a generous rear garden with patio seating areas and excellent potential for extension, subject to the necessary planning permissions.

Ideally located close to a wide range of local shops, schools, and amenities, including Ossett's twice weekly market, the property also offers easy access to the motorway network for those commuting further afield.

Presented in turn-key condition, this home is ready to move into and must be viewed internally to be fully appreciated.



ACCOMMODATION

ENTRANCE HALL

Entering through the front UPVC door, you are welcomed into the main hallway with a central heating radiator, providing access to the kitchen diner, two bedrooms and a ground floor shower room.

KITCHEN/DINING ROOM

22'4" x 10'7" [6.83m x 3.25m]

A spacious open plan room featuring modern fitted wall and base units, an integrated gas hob, oven, and cooker hood and a stainless steel sink and drainer unit with mixer tap. Space and plumbing for a washing machine and space for a freestanding fridge freezer. UPVC double glazed windows and door to the rear elevation, central heating radiator, spotlights to the ceiling and ample room for both dining and seating areas.



SHOWER ROOM/W.C.

5'2" x 4'9" [1.59m x 1.46m]

Fitted with a three piece suite comprising a corner shower cubicle with glass screen, a vanity wash basin with mixer tap and a low flush w.c. Gloss flooring, chrome ladder style radiator and a frosted UPVC double glazed window to the front elevation.



BEDROOM FOUR

11'10" x 7'7" [3.61m x 2.32m]

A UPVC double glazed window to the side elevation and a central heating radiator, this room also offers versatile accommodation options.



BEDROOM THREE

11'9" x 11'5" [3.60m x 3.50m]

Two UPVC double glazed windows to the side elevation and a central heating radiator, this flexible space can be used as a bedroom, office, or additional reception room.



FIRST FLOOR LANDING

A UPVC double glazed window to the side elevation, the landing provides access to two further bedrooms and a modern shower room.

BEDROOM ONE

10'8" x 10'5" [3.27m x 3.20m]

A well proportioned double room with a UPVC double glazed window to the side elevation and a central heating radiator.



BEDROOM TWO

11'7" x 10'11" [3.54m x 3.33m]

A UPVC double glazed window to the rear elevation and a central heating radiator.



SHOWER ROOM/W.C.

9'6" x 4'10" [2.91m x 1.48m]

Fitted with a three piece suite comprising a wall mounted shower with glass screen, a vanity wash basin with mixer tap and a low flush w.c. Vinyl flooring, chrome ladder style radiator and a frosted UPVC double glazed window to the front elevation.



OUTSIDE

Externally, the property boasts a spacious rear and side garden with a decked patio seating area, offering potential for extension (subject to the necessary consents).



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.