



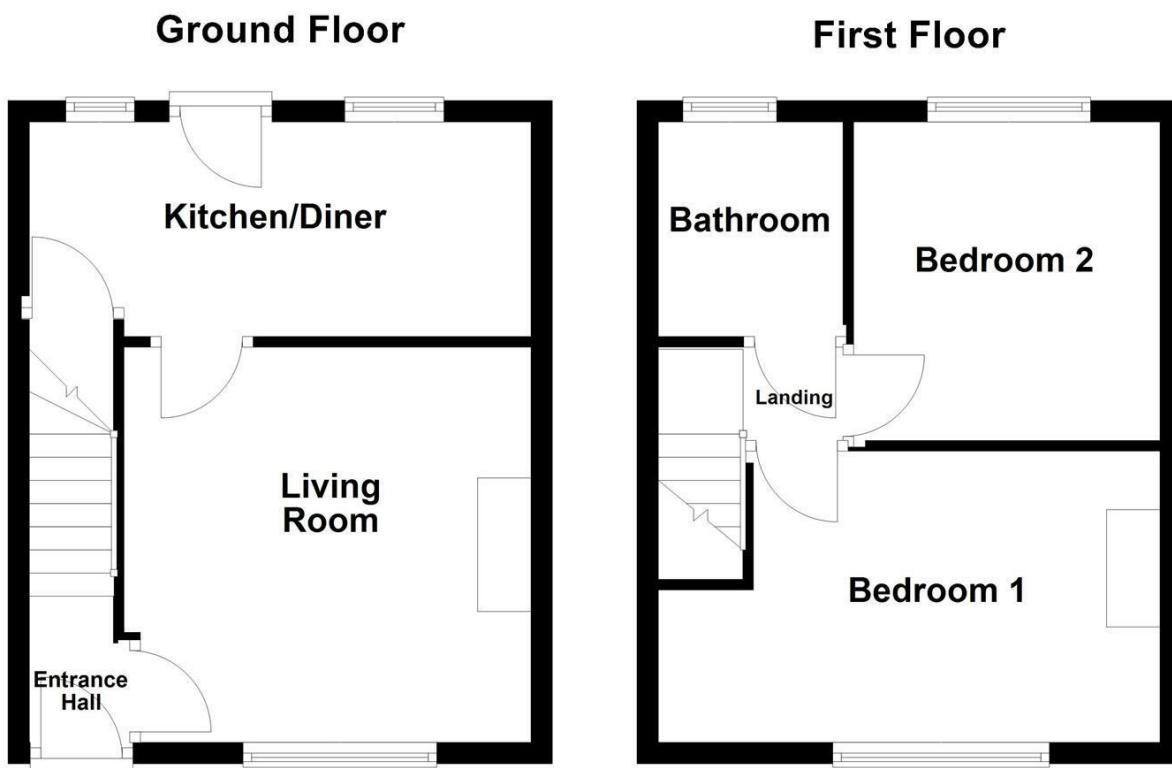
WAKEFIELD
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OSSETT
01924 266 555

HORBURY
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NORMANTON
01924 899 870

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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

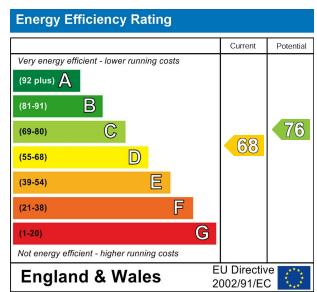
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*.

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 Leeds Road, Ossett, WF5 9QA

For Sale Freehold £144,950

Situated on the edge of Ossett and conveniently close to both Wakefield and Dewsbury, this well presented two bedroom end terrace home offers excellent living space along with gardens to the front and rear.

The property features two good sized bedrooms and a family bathroom, as well as a generous reception area comprising an entrance hall, a comfortable living room, and a spacious kitchen diner. The kitchen diner benefits from under stairs storage and direct access to the rear garden. From the landing, there is access to both bedrooms, with bedroom two offering loft access.

To the front, the garden is laid to lawn with mature shrubs and trees, complemented by a pathway and concrete steps leading to the front door. It is fully enclosed by walls and timber fencing with a gated entrance. The side garden continues with additional lawned space, leading to the rear garden, which features a stone-paved area ideal for outdoor dining and entertaining, as well as room for a timber garden shed. The rear boundary is enclosed by cinder fencing, ensuring privacy and security.

This property is ideally suited to a range of buyers, including first-time purchasers, small families, or professional couples. Local shops and schools are within walking distance, while nearby towns and cities such as Wakefield and Dewsbury offer a wider selection of amenities. Excellent transport links include local bus routes, easy access to both the M1 and M62 motorways, and Dewsbury railway station just a short distance away, providing convenient connections to major cities.

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

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ACCOMMODATION

ENTRANCE HALL

Timber frame frosted glass front door leading into the entrance hall, with a central heating radiator, stairs to the first floor, and a door through to the living room.

LIVING ROOM

12'2" x 12'4" [max] x 10'9" [min] (3.71m x 3.78m [max] x 3.30m [min])

UPVC double glazed window to the front, coving to the ceiling, central heating radiator, door through to the kitchen diner, and a gas fireplace with marble hearth and wooden mantel.



KITCHEN DINER

15'7" x 6'7" [max] x 5'10" [min] (4.75m x 2.02m [max] x 1.78m [min])

Two UPVC double glazed windows to the rear, a timber frame frosted glass door to the rear garden, and a door to an understairs storage cupboard housing the Ideal combi boiler. Central heating radiator, coving to the ceiling, and a range of wall and base units with laminate work surfaces over. Stainless steel sink and drainer with mixer tap, tiled splashback, four ring gas hob with extractor hood above, and integrated oven. Space and plumbing for a washing machine, and space for a fridge freezer.

FIRST FLOOR LANDING

Doors leading to two bedrooms, and the house bathroom.

BEDROOM ONE

10'0" x 15'7" [max] x 11'4" [min] (3.06m x 4.75m [max] x 3.46m [min])

UPVC double glazed window to the front and central heating radiator.



BEDROOM TWO

8'11" x 9'7" (2.72m x 2.93m)

UPVC double glazed window to the rear, central heating radiator, and loft access.



BATHROOM

5'11" x 5'8" (1.81m x 1.74m)

UPVC double glazed window to the rear, central heating radiator, part tiled walls. Low flush W.C., pedestal wash basin with mixer tap and tiled splashback, and a panel bath with mains fed shower attachment and glass shower screen.



OUTSIDE

The front garden is mainly laid to lawn with mature trees and shrubs, and a set of concrete steps leading down to a paved path to the front door. It is enclosed by walls and timber fencing. The lawn continues down the side of the property to the rear, where there is a further stone paved patio area ideal for outdoor dining. The rear garden is fully enclosed by fencing, and on street parking is available to the rear.



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.