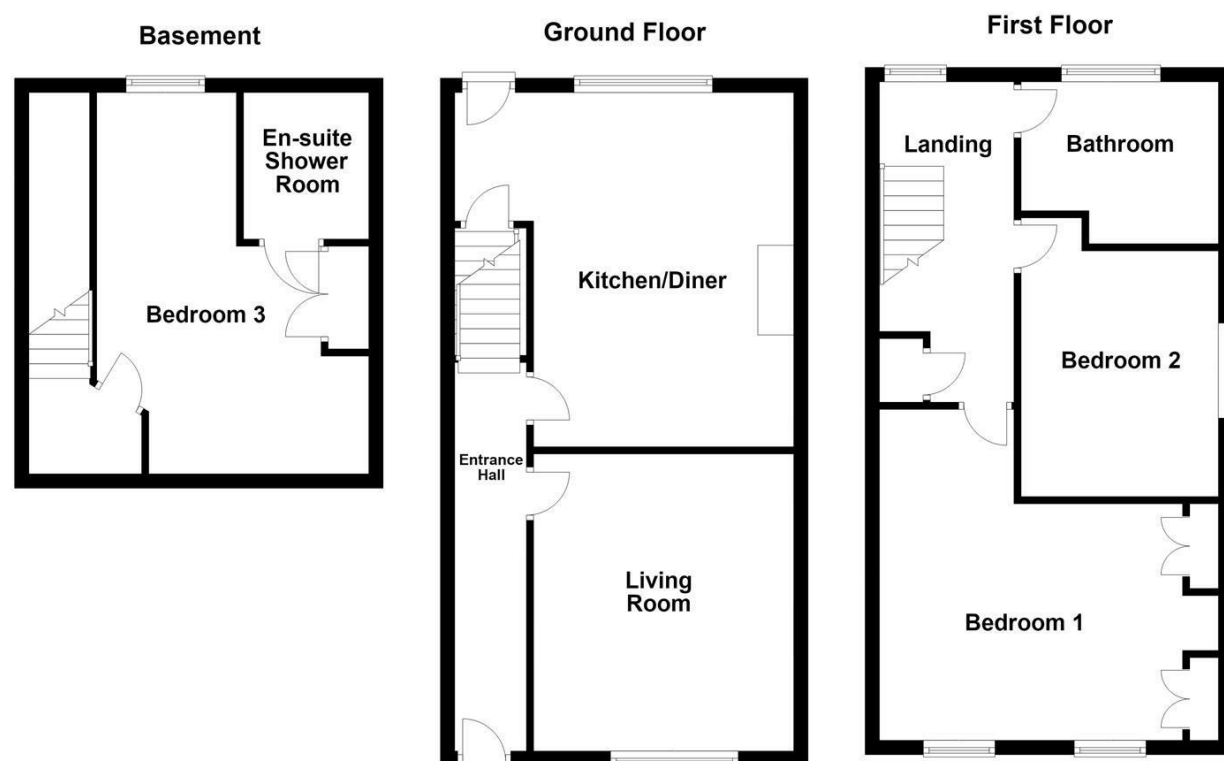




WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



19 Guildford Street, Ossett, WF5 8LL

For Sale Freehold Guide Price £230,000 - £235,000

Situated within easy reach of Ossett town centre is this superbly presented three bedroom end terraced home, offering spacious and versatile accommodation arranged over three floors. Benefitting from three well proportioned bedrooms, en suite facilities and an attractive enclosed rear garden, the property would make an ideal home for first time buyers, professional couples and families alike.

The accommodation briefly comprises a welcoming entrance hall leading into the spacious living room and kitchen diner. From the kitchen diner, access is provided to the lower ground floor, where a generous second bedroom benefits from its own en suite facilities. To the first floor, the landing provides access to two further well proportioned bedrooms. Externally, the property benefits from a small buffer garden to the front. To the rear is an attractive lawned garden with a paved patio seating area, providing an ideal setting for outdoor dining, entertaining and relaxation.

The property is conveniently positioned for the excellent range of shops, amenities and recreational facilities available within Ossett town centre. Dimple Well Infant School and Nursery and Ossett Academy are both within walking distance, while excellent access to the motorway network makes the property particularly convenient for those commuting further afield.

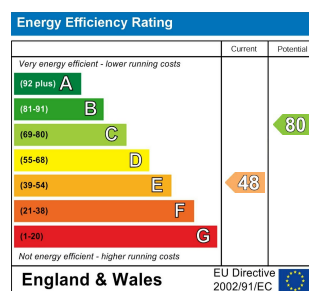
An early viewing is highly recommended to fully appreciate the space, presentation and convenient location this attractive home has to offer.

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.

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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.

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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.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door with UPVC double glazed fanlight above leading into the entrance hall. Central heating radiator with decorative radiator cover, two wall lights and decorative wall moulding. Doors provide access to the living room and kitchen diner.

LIVING ROOM

13'6" x 11'11" [4.13m x 3.64m]
UPVC double glazed window, ornate coving to the ceiling, picture rail and two wall lights.



KITCHEN/DINER

16'2" x 12'0" [4.95m x 3.66m]
Fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks. Central island with solid wood work surface providing breakfast seating for two, together with a one and a half bowl stainless steel sink and drainer with swan neck mixer tap. Integrated full size dishwasher and integrated 70/30 fridge freezer. Laminate flooring, central heating radiator and picture rail. UPVC double glazed rear entrance door

with matching fanlight above provides access onto the rear garden. A timber door provides access to steps leading down to an inner hallway and bedroom three.

INNER HALLWAY

Solid timber steps lead down from the kitchen diner into the inner hallway. Laminate flooring and door providing access to bedroom three.

BEDROOM THREE

11'8" x 15'8" [3.58m x 4.80m]
UPVC double glazed window overlooking the rear elevation, central heating radiator and useful built-in double door storage cupboard. Door providing access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

7'0" x 7'1" [2.15m x 2.16m]
Fitted with an enclosed shower cubicle with double glazed doors and mixer shower, low flush W.C. and wall mounted wash basin with chrome swan neck mixer tap and tiled splashback. Fully panelled walls within the shower enclosure, chrome ladder style radiator and wall mounted extractor fan.



FIRST FLOOR LANDING

Doors to two further bedrooms and bathroom.

BEDROOM ONE

15'1" x 15'5" [4.62m x 4.72m]
Two UPVC double glazed windows overlooking the front elevation, coving to the ceiling and central heating radiator. A range of fitted wardrobes to one wall, together with a feature electric fire set on a decorative hearth with matching interior and timber surround.



BEDROOM TWO

17'4" x 12'5" [5.3m x 3.80m]
UPVC double glazed window overlooking the side elevation, coving to the ceiling and central heating radiator.



BATHROOM/W.C.

Fitted with a three piece suite comprising panelled bath with two chrome taps, separate mixer shower over and glazed shower screen, low flush W.C. and pedestal wash basin with two chrome taps. Part tiled walls with dado

rail, coving to the ceiling, central heating radiator and frosted UPVC double glazed window overlooking the rear elevation. Useful built-in storage cupboard.



OUTSIDE

To the rear is a paved patio area, ideal for outdoor dining and entertaining, leading onto an attractive lawned garden. There is a planted border to the right hand side together with a timber garden shed providing useful storage. The garden is fully enclosed by a combination of low level brick walling and timber fencing. An external water point and outside light are positioned to the rear of the property.



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.

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.