



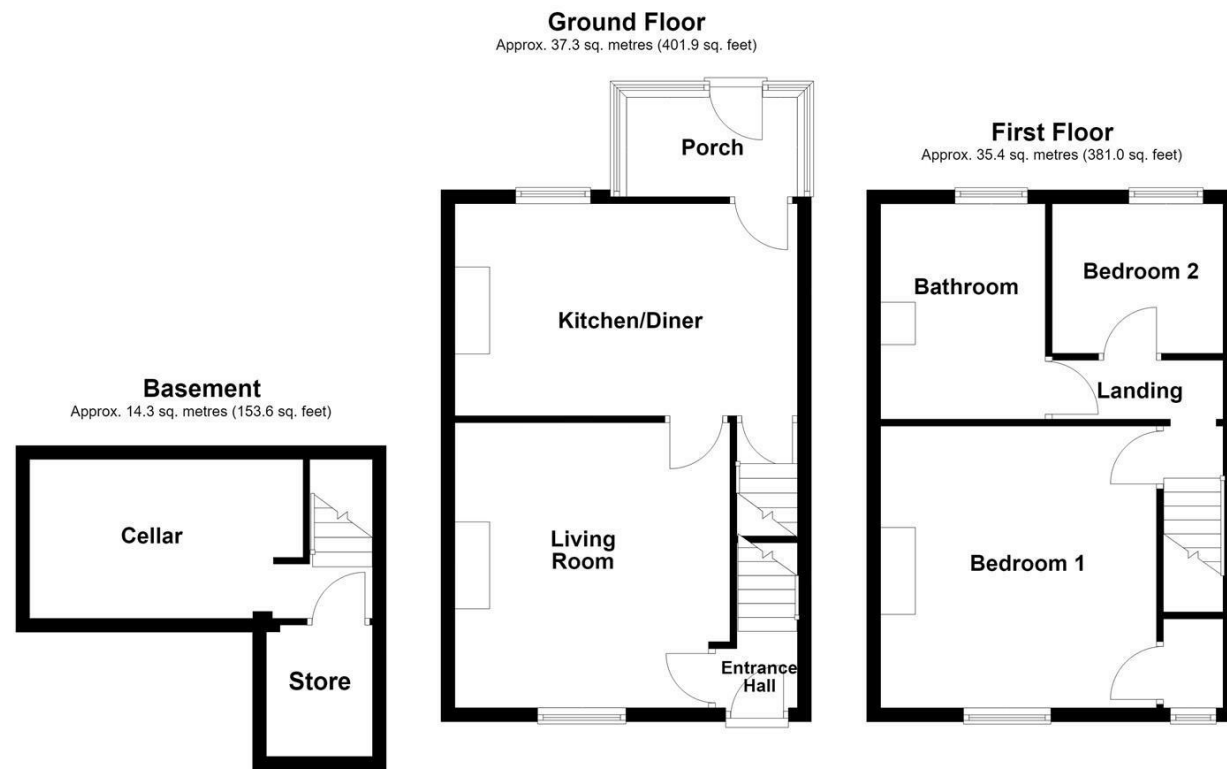
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

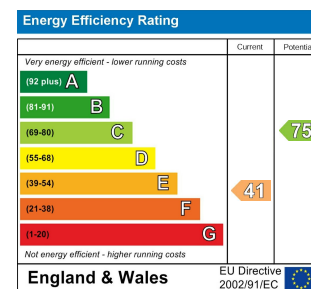
HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



Total area: approx. 87.0 sq. metres (936.6 sq. feet)



#### 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.



## 61 Manor Road, Ossett, WF5 0LD

For Sale Freehold £175,000

Situated in the sought after market town of Ossett is this fully renovated and superbly presented two bedroom mid terrace home. Offering stylish and well proportioned accommodation throughout, the property benefits from two generous bedrooms, spacious reception areas and a substantial rear garden, making it an ideal purchase for first time buyers, professional couples, small families and investors alike.

The accommodation briefly comprises an entrance hall with staircase to the first floor and access to the living room. The spacious living room leads through to a modern kitchen diner, which provides access to the cellar and a rear porch with direct access to the garden. To the first floor, the landing provides access to the loft space, two well proportioned bedrooms and a contemporary family bathroom. Externally, the property enjoys a buffer style front garden with a paved pathway leading to the entrance door, enclosed by mature hedging and an attractive wrought iron gate. To the rear is a generous lawned garden with mature planting, timber fencing and a useful timber storage shed, providing an excellent space for families, pets and outdoor entertaining. Beyond the main garden is an additional enclosed area of hardstanding, offering excellent potential for further storage, sheds or a garage, subject to any necessary consents.

Ossett is a highly desirable market town, renowned for its strong sense of community, twice weekly market and excellent range of local amenities, including shops, schools and leisure facilities. Wakefield city centre is only a short distance away, whilst regular bus services, nearby railway stations and convenient access to the M1 motorway provide excellent transport links to Leeds, Manchester and beyond.

An early viewing is highly recommended to fully appreciate all that this exceptional home has to offer.



Zoopa.co.uk rightmove



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



## ACCOMMODATION

### ENTRANCE HALL

Entered via a frosted UPVC double glazed front door, with a central heating radiator, staircase leading to the first floor landing and a door providing access into the living room.

### CELLAR

12'1" x 8'0" plus store 6'2" x 3'4" (3.70m x 2.46m plus store 1.90m x 1.03m)

A useful cellar providing excellent storage space with a separate storage area accessed from the cellar.

### LIVING ROOM

13'5" x 11'9" (4.10m x 3.60m)

A well presented reception room with UPVC double glazed window overlooking the front elevation, central heating radiator, coving to the ceiling, picture rail, ceiling rose and a decorative fireplace with tiled hearth and timber mantel. A door leads through to the kitchen/diner.



### KITCHEN/DINER

16'5" x 10'0" (5.01m x 3.05m)

Fitted with a range of wall and base shaker style units with laminate work surfaces, stainless steel sink and drainer with mixer tap, tiled splashbacks, four ring gas hob with stainless steel extractor hood above and an integrated oven. There is space and plumbing for a washing machine, space for a fridge/freezer, a central heating radiator and the Vaillant combination boiler is housed within the room. A UPVC double glazed window overlooks the rear elevation, with access to the cellar and a doorway leading through to the rear porch.



### REAR PORCH

4'7" x 8'0" (1.40m x 2.45m)

Surrounded by UPVC double glazed windows, some of which are frosted, with a UPVC double glazed door leading out to the rear garden.



### FIRST FLOOR LANDING

With loft access and doors leading to two bedrooms and the house bathroom.

### BEDROOM ONE

13'5" x 11'11" (4.10m x 3.65m)

A spacious double bedroom with a UPVC double glazed window overlooking the front elevation, central heating radiator and access into a useful storage cupboard.



### STORAGE CUPBOARD

2'10" x 3'7" (0.87m x 1.11m)

With a UPVC double glazed window to the front elevation and fitted shelving.

### BEDROOM TWO

7'0" x 7'6" (2.15m x 2.30m)

With a UPVC double glazed window overlooking the rear elevation and a central heating radiator.



### BATHROOM/W.C.

10'0" x 8'7" (3.07m x 2.63m)

A stylish bathroom fitted with a low flush W.C., pedestal wash basin, freestanding roll top bath with mixer tap and shower attachment, and a separate shower cubicle with mains fed rainfall shower and glazed screen. The room also benefits from a chrome heated towel rail, spotlights to the ceiling, a partially frosted UPVC double glazed window to the rear elevation, half tiled walls and a fitted storage cupboard.



### OUTSIDE

To the front of the property is a low maintenance buffer garden with stone paving leading to the front door, enclosed by mature hedging and an iron gate. To the rear is a generous lawned garden with mature shrubs and planting throughout, together with a timber built storage shed. The garden is fully enclosed by timber fencing and also benefits from a timber gate leading to a further hardstanding area, ideal for additional storage or a timber shed, with further mature shrubs and enclosed by a combination of walling and timber fencing.



### COUNCIL TAX BAND

The council tax band for this property is TBC.

### 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.