

WAKEFIELD

01924 291 294

OSSETT

01924 266 555

HORBURY

01924 260 022

NORMANTON

01924 899 870

PONTEFRACT & CASTLEFORD

01977 798 844



4 The Hawthorns, Ossett, WF5 0BH

For Sale Freehold £225,000

Enjoying a cul-de-sac location is this two bedroom semi detached house benefitting from off road parking and an enclosed rear garden.

The property briefly comprises of entrance hall, living room and kitchen/diner. The first floor landing leads to the two bedrooms and the house bathroom. Outside to the front is a lawned garden with paved driveway leading to the single attached garage. To the rear is an enclosed attractive lawned garden with paved patio area, perfect for al fresco dining.

The property is well placed to local amenities including shops and schools with local bus routes nearby. The motorway network is only a short drive away, perfect for those looking to commute further afield.

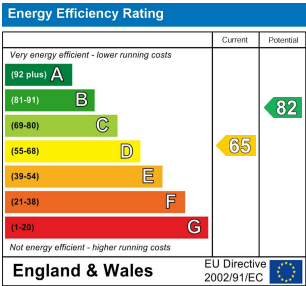
Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

**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.





## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door into the entrance hall, central heating radiator, door into the living room.

### LIVING ROOM

12'6" x 13'9" [3.83m x 4.21m]

UPVC double glazed bay window to the front, double central heating radiator, feature fireplace with gas fire, coving to the ceiling. Stairs to the first floor landing a door to the kitchen/diner.



### KITCHEN/DINER

10'11" x 12'7" [3.35m x 3.84m]

Two UPVC double glazed windows to the rear, door to the garden, central heating radiator. A range of wall and base units with wood effect worksurface over, stainless steel sink and drainer with chrome mixer tap integrated electric oven with four ring Bosch hob and extractor hood over. There is space and plumbing for under counter washing machine and dishwasher.

### FIRST FLOOR LANDING

Access to two bedrooms, the bathroom and the loft.

### BEDROOM ONE

12'6" x 10'10" [3.82m x 3.32m ]

UPVC double glazed window to the front, central heating radiator, fitted wardrobes.



### BEDROOM TWO

6'4" x 12'3" [1.94m x 3.74m]

UPVC double glazed window to the rear, central heating radiator, fitted wardrobes, coving to the ceiling.



### BATHROOM

6'7" x 5'10" [2.02m x 1.79m]

Frosted UPVC double glazed window to the rear, chrome heated towel rail, part tiled walls. Three piece suite comprising of a 'P' shaped bath with an electric shower over, vanity unit with washbasin and chrome mixer tap, low flush W.C..



## OUTSIDE

To the front of the property there is a lawned garden with paved path leading to the front door with a paved driveway leading to the integral garage. To the rear of the property is an attractive enclosed garden with paved patio seating area, lawn, and a range of beds and mature shrubs, enclosed with fenced boundaries.



## 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.

## 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.