



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

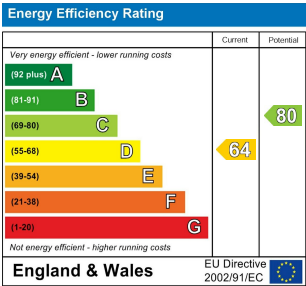


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



12 Southdale Road, Ossett, WF5 8BA
For Sale Freehold Offers In The Region Of £299,950

Situated close to Ossett town centre and local schools, this property benefits from four good sized bedrooms and many period features. It comprises an entrance hall, lounge, dining room with downstairs wet room, kitchen, conservatory and cellar. To the first floor landing we have access to three bedrooms, a family bathroom and a separate w.c. To the second floor we have a further bedroom. Externally there are low maintenance gardens to the front and rear with on street parking to the front and side.

Ossett plays host to a range of amenities including excellent proximity to local schools, shops, playing fields and bus station. Junction 40 of the M1 motorway is easily accessible for those wishing to commute further afield.

This property would make an ideal purchase for a range of buyers. Only a full internal inspection will reveal all that's on offer and an early viewing is highly advised to avoid disappointment.



ACCOMMODATION

FRONT PORCHWAY

Entrance through a front door into the front porchway. Further wood framed door with frosted window panel into the main hallway.

MAIN HALLWAY

Archway, central heating radiator, access to two reception rooms, kitchen and access down to the cellar, staircase with period banister to the first floor landing.

LOUNGE

16'9" x 15'10" [5.12m x 4.85m]
UPVC double glazed window to the front, central heating radiator, gas fire place with wood surround. Coving to the ceiling, ceiling rose and charming curved wall in one corner.



DINING ROOM

14'4" [max] x 14'7" [4.38m [max] x 4.47m]
Two UPVC double glazed windows to the conservatory, central

heating radiator, sliding door providing access to a downstairs wet room. Coving to the ceiling.



WET ROOM

9'1" x 5'2" [2.78m x 1.60m]
Frosted window to the rear. Comprising of a three piece suite with a low flush W.C., wash hand basin with mixer tap, walk in shower cubicle with wall mounted shower and ladder style central heating radiator.

KITCHEN

11'3" x 10'3" [3.45m x 3.13m]
UPVC double glazed window to the rear, fitted kitchen with an array of wooden wall and base units for storage with wood effect laminate worktops, sink and drainer unit, integrated hob, integrated oven, integrated fridge freezer and space for a washing machine. Central heating radiator, tiled splashback.

CELLAR

Of a good size and is a very useful space. Central heating radiator.

FIRST FLOOR LANDING

Access to three bedrooms, family bathroom and a separate W.C..

BEDROOM ONE

14'7" x 14'3" [4.47m x 4.36m]
UPVC double glazed window to the rear and central heating radiator.



BEDROOM TWO

13'10" x 12'5" [4.23m x 3.80m]
UPVC double glazed window to the front and central heating radiator.

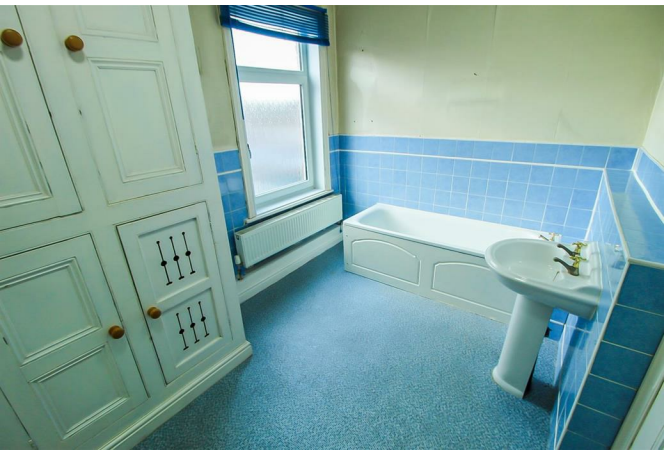
BEDROOM THREE

10'8" x 7'11" [3.27m x 2.42m]
UPVC double glazed window to the front and central heating radiator.



BATHROOM

11'5" x 8'3" [3.48m x 2.53m]
Frosted UPVC double glazed window to the rear. Comprising of a three piece suite with a bath, wash hand basin and separate walk in shower with wall mounted electric shower. Partially tiled wall, central heating radiator.



W.C.

2'11" x 5'2" [0.91m x 1.58m]
Frosted wood framed window to the side. Two piece suite with a W.C. and wash basin with tiled splashback.

SECOND FLOOR LANDING

BEDROOM FOUR

17'7" x 13'11" [5.38m x 4.25m]
UPVC double glazed box window to the rear, central heating radiator.

OUTSIDE

To the front and rear of the property there are established low maintenance gardens with on street parking to the front and side.



COUNCIL TAX BAND

The council tax band for this property is C.

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.