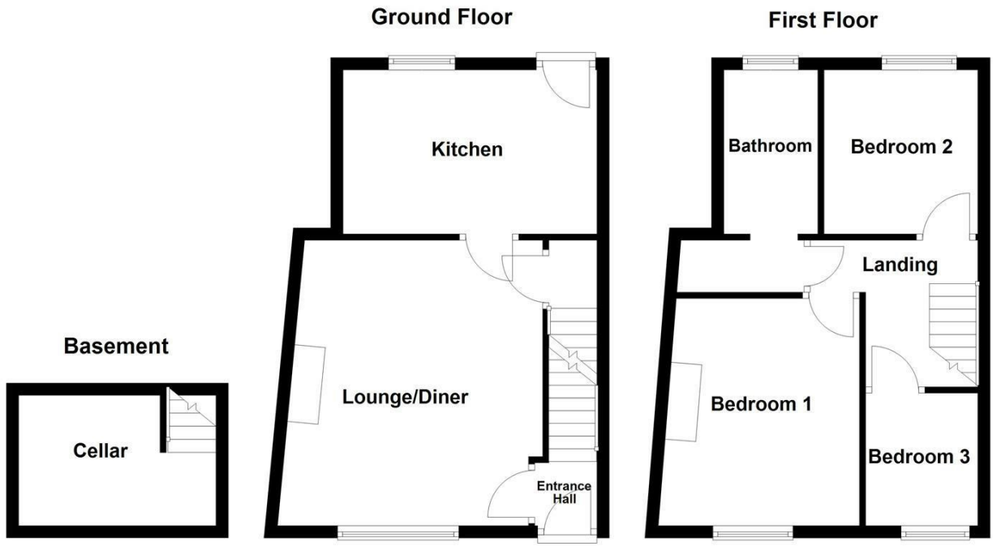
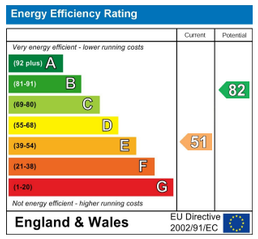


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

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

71 South Parade, Ossett, WF5 0EB

For Sale Freehold £180,000

Situated in the sought after town of Ossett and superbly presented throughout, this attractive three bedroom end terrace property offers spacious and versatile accommodation, making it an ideal purchase for a range of buyers. Boasting generous reception space enhanced by a rear extension, and an attractive enclosed rear garden, this is a home that must be viewed to be fully appreciated.

The accommodation briefly comprises an entrance hall with staircase access to the first floor landing and access through to the lounge diner. The spacious lounge diner benefits from access to the cellar and leads through to the well appointed kitchen located to the rear of the property. To the first floor, the landing provides loft access and doors leading to three bedrooms and the family bathroom suite. Externally, the property enjoys a low maintenance buffer garden to the front, providing access to the main entrance. To the rear is an attractive enclosed garden incorporating an artificial lawn, planted borders, and a decked patio area, creating the perfect space for outdoor dining and entertaining. There is also space for a timber-built garden shed. The garden is fully enclosed by timber fencing, making it ideal for children and pets.

The property is perfectly suited to first time buyers, professional couples, and small families alike, benefiting from a convenient location close to a range of local amenities, schools, and shops, including those within Ossett town centre. Regular bus services operate nearby, while Wakefield offers two railway stations providing direct links to major cities including Leeds, Manchester, and London. Excellent motorway connections are also available via the M1, which is just a short drive away, making this an excellent choice for commuters.

Only a full internal inspection will reveal everything this fantastic home has to offer. An early viewing is highly recommended to avoid disappointment.

ACCOMMODATION

CELLAR
6'10" (max) x 10'6" (min) x 7'5" (2.10m (max) x 3.21m (min) x 2.28m)
An arched cellar benefiting from power and lighting, together with space and electrics for a tumble dryer.

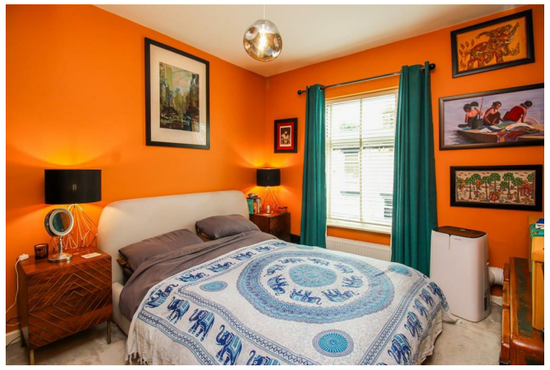
ENTRANCE HALL
Accessed via a frosted UPVC double glazed entrance door, the welcoming entrance hall features stairs rising to the first floor landing, a central heating radiator, and a door leading through to the lounge diner.

LOUNGE DINER
14'0" x 15'2" (max) x 11'5" (min) (4.27m x 4.63m (max) x 3.50m (min))
A spacious reception room incorporating a UPVC double glazed window to the front elevation, decorative coving to the ceiling, a central heating radiator, access to the cellar, and a door leading through to the kitchen. The focal point of the room is a bioethanol fuelled fireplace with an attractive MDF surround and mantel.

KITCHEN
13'6" x 8'8" (4.12m x 2.66m)
Fitted with a range of modern wall and base units with complementary work surfaces incorporating a 1 1/2 bowl composite sink and drainer with mixer tap. Further features include tiled splashbacks, an electric hob with stainless steel extractor canopy above, integrated oven, spotlighting to the ceiling, central heating radiator, UPVC double glazed window overlooking the rear garden, and a frosted UPVC double glazed door providing external access. There is also space and plumbing for a washing machine and dishwasher, space for a fridge freezer, and the recently installed combi boiler, which is approximately one month old.

FIRST FLOOR LANDING
Providing loft access and doors leading to three bedrooms and the house bathroom.

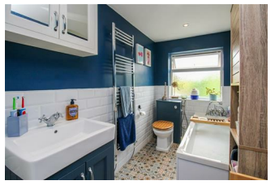
BEDROOM ONE
12'1" x 11'1" (max) x 9'3" (min) (3.70m x 3.40m (max) x 2.82m (min))
A generous principal bedroom featuring a decorative cast iron fireplace, central heating radiator, and a UPVC double glazed window to the front elevation.

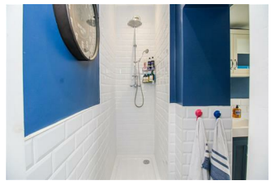


BEDROOM TWO
9'1" x 8'5" (2.77m x 2.57m)
Benefiting from a central heating radiator and a UPVC double glazed window to the rear elevation.

BEDROOM THREE
6'6" x 5'11" (2.0m x 1.81m)
Featuring a UPVC double glazed window to the front elevation, coving to the ceiling, and a central heating radiator.

BATHROOM
12'11" x 6'2" (max) x 2'2" (min) (3.96m x 1.90m (max) x 0.68m (min))
Comprising a concealed cistern low flush WC with built in storage, wash hand basin set within a vanity unit with storage beneath and mixer tap, panelled bath with mixer shower attachment, and a separate shower attachment. Additional features include partial wall tiling, spotlighting to the ceiling, extractor fan, chrome ladder style heated towel radiator, and a frosted UPVC double glazed window to the rear elevation.





OUTSIDE
To the front of the property is a low maintenance buffer garden providing access to the main entrance door. To the rear, the property enjoys a landscaped garden incorporating an artificial lawn, pebbled and planted borders, together with paved and raised decked patio areas, creating an ideal space for outdoor dining and entertaining. There is also space for a garden shed, while the garden is fully enclosed by timber fencing, making it ideal for children and pets.

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.