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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.



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



35 Trinity View, Ossett, WF5 9NZ

For Sale Freehold Offers In The Region Of £217,500

We are pleased to introduce to the market this modern two bedroom semi detached property, situated in the sought after area of Ossett. Well presented throughout, the home offers two double bedrooms, a recently renovated contemporary three piece bathroom suite, a modern kitchen diner with breakfast bar, and a spacious enclosed rear garden, making it ideally suited to first time buyers and young families.

The accommodation briefly comprises a front porch providing useful storage, leading into a spacious lounge with staircase rising to the first floor. From the lounge there is access to the modern kitchen diner, which is fitted with a range of integrated Bosch appliances and a breakfast bar, creating an excellent space for both everyday living and entertaining. To the first floor, the landing provides access to two well proportioned double bedrooms and a stylish modern bathroom, with loft access completing the accommodation on this level. Externally, to the front of the property is a lawned garden with a flagged pathway leading to the front porch. A tarmac driveway to the side provides off road parking for two vehicles and leads to the rear garden. The rear garden is fully enclosed by timber fencing and features a lawned area and a flagged patio, enjoying a desirable south east facing aspect.

The property further benefits from gas central heating and UPVC double glazing throughout. Conveniently located close to a wide range of local schools, shops, and amenities, the home also offers excellent access to Wakefield city centre and nearby motorway links.

Only a full internal inspection will truly reveal the quality and accommodation on offer, and early viewing is highly recommended.

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ACCOMMODATION

ENTRANCE PORCH

Composite front door, carpeted flooring and a useful storage cupboard with access through to the living room.

LIVING ROOM

15'0" x 12'5" [4.59m x 3.80m]

Carpeted flooring, staircase to the first floor landing, two UPVC double glazed windows to the front and side elevations, central heating radiator, and a gas fireplace with feature surround [currently capped off]. An opening provides access into the kitchen diner.



KITCHEN/DINER

12'2" x 8'3" [3.72m x 2.54m]

A range of wall and base units with laminate work surfaces,

composite sink with mixer tap and drainer, integrated Bosch oven, four ring Bosch induction hob with extractor hood above, tiled splashbacks, and a Glow worm gas combination boiler. Space and plumbing for a washing machine and fridge freezer. Breakfast bar seating area, laminate flooring, central heating radiator, UPVC double glazed window to the rear elevation and a composite door providing access to the rear garden.



FIRST FLOOR LANDING

Providing access to two double bedrooms and the house bathroom, with loft access.

BEDROOM ONE

12'9" x 7'10" [3.90m x 2.41m]

Double bedroom with carpeted flooring, panelled feature wall, two UPVC double glazed windows overlooking the rear elevation and central heating radiator.



BEDROOM TWO

12'4" x 10'3" [3.77m x 3.13m]

Double bedroom with carpeted flooring, fitted storage cupboard, two UPVC double glazed windows overlooking the front elevation and central heating radiator.



BATHROOM/W.C.

7'6" x 5'9" [2.29m x 1.76m]

Fitted with a three piece suite comprising a low flush w.c., wash basin with hot and cold taps and tiled splashbacks, and a panelled bath with mixer tap, overhead shower, and shower attachment. Fully tiled walls, tiled flooring, chrome towel radiator, spotlights to the ceiling, extractor fan and UPVC double glazed window to the side elevation.



OUTSIDE

A tarmac driveway leads up to the property, with a lawned garden to the front elevation and a flagged pathway. The enclosed rear garden with a lawned area and flagged patio seating space, ideal for outdoor dining and entertaining. The garden benefits from a south east facing aspect and is enclosed by timber fencing.



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.

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.