



WAKEFIELD  
01924 291 294

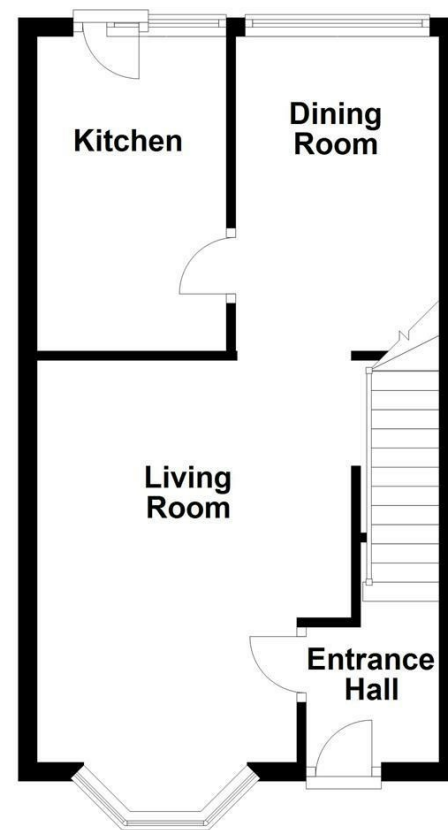
OSSETT  
01924 266 555

HORBURY  
01924 260 022

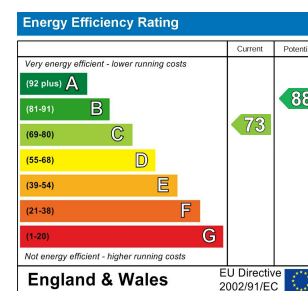
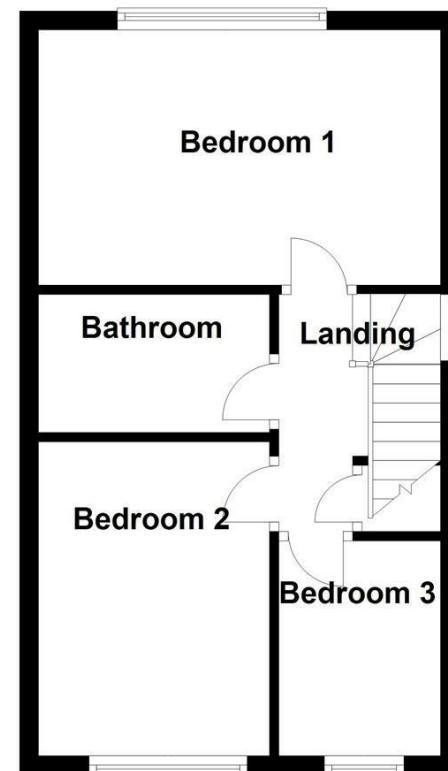
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor



**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.



**50 Branstone Grove, Ossett, WF5 9ST**

**For Sale Freehold £165,000**

Close to Ossett town centre is this three bedroom mid terrace property benefiting from rear garage, gardens, UPVC double glazing and gas central heating.

The accommodation briefly comprises entrance hall, open plan living diner, kitchen, first floor landing, three bedrooms and family bathroom/w.c. Externally there are lawns to the front and rear. A rear garage and parking.

The property is ideally located for all local shops and amenities, being only a short drive away from Ossett town centre. It is also perfectly positioned for the motorway network for those looking to commute further afield.

Potential to put your own stamp on this property and would make a fantastic first home. Viewing is recommended.



#### ACCOMMODATION

##### HALLWAY

UPVC front entrance door. Access to the living/dining room, staircase to the first floor landing.

##### LIVING ROOM

14'1" x 11'3" [4.3m x 3.43m]

UPVC double glazed bay window to the front elevation, central heating radiator, wood effect flooring, opening into the dining section.

##### DINING AREA

11'4" x 7'3" [3.46m x 2.22m]

UPVC double glazed window to the rear elevation, central heating radiator, wood effect flooring, door into the kitchen.



##### KITCHEN

11'0" x 6'9" [3.37m x 2.06m]

Rear UPVC double glazed window and rear UPVC door. Fitted

kitchen with wall and base units for storage, black laminate worktops, space for a gas cooker with stainless steel splashback and cooker hood, plumbing for a washing machine, space for fridge freezer, stainless steel sink and drainer unit, partial tiled splashback. Boiler.



##### FIRST FLOOR LANDING

Access to three bedrooms and bathroom with built in storage cupboard.

##### BEDROOM ONE

14'7" x 8'10" [4.45m x 2.7m]

UPVC double glazed window to the rear elevation, central heating radiator, wood effect laminate.



##### BEDROOM TWO

7'10" x 7'1" [2.4m x 2.16m]

UPVC double glazed window to the front elevation, central heating radiator, wood effect laminate flooring.



##### BEDROOM THREE

7'7" x 5'11" [2.32m x 1.82m]

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

##### BATHROOM/W.C.

8'0" x 4'9" [2.46m x 1.47m]

Three piece suite with shower over bath, wash hand basin and w.c. Central heating radiator.



##### OUTSIDE

To the front there are low maintenance lawns. To the rear of the property there is an enclosed rear garden with low maintenance lawns and potential parking to the rear. There is a garage within a block and the property garage is the central one with up and over door.



##### COUNCIL TAX BAND

The council tax band for this property is A

##### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

##### 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.