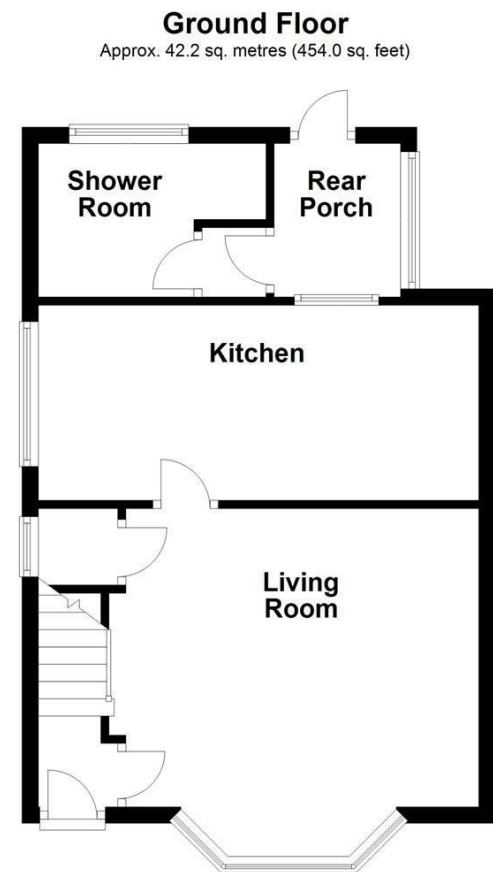




Total area: approx. 72.8 sq. metres (783.4 sq. feet)

#### IMPORTANT NOTE TO PURCHASERS

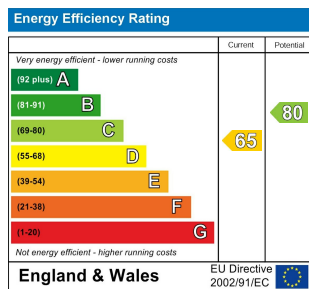
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## 8 Bridle Avenue, Ossett, WF5 9PS

### For Sale Freehold £170,000

Occupying a fantastic plot is this well presented NO CHAIN three bedroom detached property benefiting from two shower rooms, driveway parking and detached garage.

The accommodation briefly comprises of an entrance hall, living room, kitchen diner, rear porch and shower room/w.c. To the first floor landing there are three bedrooms and the main bedroom benefits from en suite shower room/w.c. Externally there are low maintenance flagged gardens to the front and rear with the rear also having corner decked seating. A driveway provides parking to the front and a detached garage with roller door and workshop attached.

Situated in Ossett, the property is ideally located for all local shops and amities including Ossett's twice weekly market. It is also ideally placed for the motorway network for those looking to commute further afield.

An internal viewing is recommended to appreciate everything on offer.



## ACCOMMODATION

### ENTRANCE HALL

UPVC entrance door, central heating radiator, staircase to the first floor landing, access into the living room.

### LIVING ROOM

13'6" x 14'0" into bay [4.12m x 4.28m into bay]

UPVC double glazed bay window to the front, central heating radiator, built in storage cupboard to one side, gas fire within wood surround. Door into the kitchen dining room.



### KITCHEN DINING ROOM

17'3" x 7'10" [5.27m x 2.40m]

UPVC double glazed windows to the rear and side elevation, central heating radiator. The kitchen has an array of wooden wall and base units for storage with black laminate worktops,

integrated electric oven with electric hob and cooker hood.

Plumbing and space for a dishwasher, space for fridge freezer. 1

1/2 stainless steel sink and drainer unit with mixer tap, door

leading to the rear proh and shower room/w.c.



### REAR PORCH

7'2" x 5'0" [2.19m x 1.53m]

Plumbing for a washing machine. UPVC double glazed windows to the rear and side, UPVC door to the rear garden.

### SHOWER ROOM/W.C.

9'1" x 6'0" max [2.78m x 1.85m max]

UPVC double glazed frosted window to the rear elevation, corner shower cubicle with sliding door, wash hand basin with hot and cold tap, low flush w.c., central heating radiator, tiled walls.

### FIRST FLOOR LANDING

Side UPVC double glazed window. Access to three bedrooms.

Loft ladder providing access to the loft.

### LOFT ROOM

Accessed via loft hatch with ladder. UPVC double glazed window to the side, central heating radiator and carpeted.

### BEDROOM ONE

13'4" inc wardrobes x 9'8" [4.08m inc wardrobes x 2.96m ]

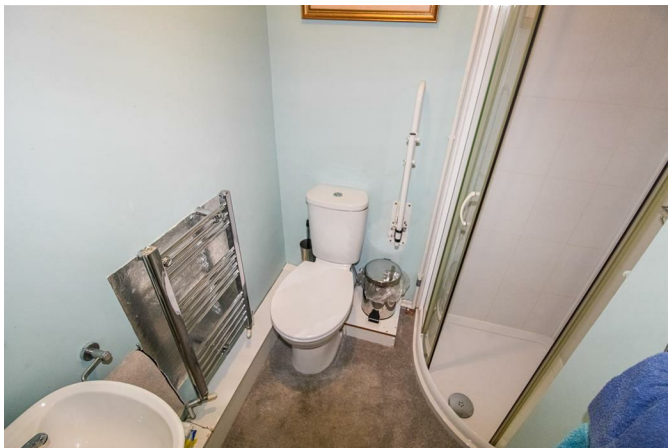
UPVC double glazed window to the front elevation, central heating radiator, built in wardrobes with sliding mirrored doors, door to the en suite shower room/w.c.



### EN SUITE SHOWER ROOM/W.C.

5'6" x 4'9" [1.70m x 1.45m]

Corner shower cubicle with wall mounted electric shower, low flush w.c., wash hand basin and chrome style ladder radiator.



### BEDROOM TWO

10'5" x 7'4" [3.20m x 2.26m]

UPVC double glazed window to the rear, central heating radiator, built in wardrobes with sliding mirrored doors.



### BEDROOM THREE

8'7" x 7'2" [2.64m x 2.20m]

UPVC double glazed window to the rear, central heating radiator, built in wardrobe with sliding doors.

### OUTSIDE

To the front of the property there is a low maintenance flagged garden with pebbled borders, to the side there is a tarmac driveway parking with side access gate leading into the rear garden. There is a detached garage with up and over roller door and having workshop attached to the rear with power and light. To the rear of the property there is a low maintenance south facing garden with flagged patio and pebbled border. Corner decked seating area.



### 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.