



WAKEFIELD  
01924 291 294

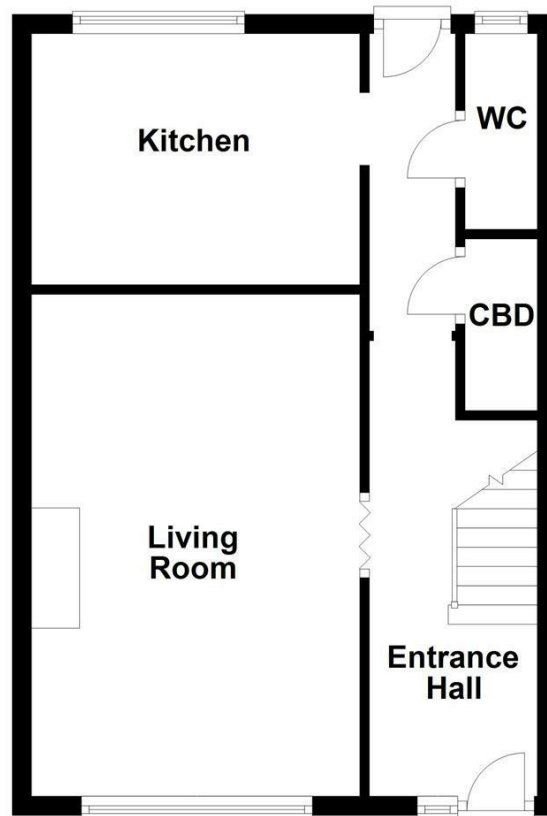
OSSETT  
01924 266 555

HORBURY  
01924 260 022

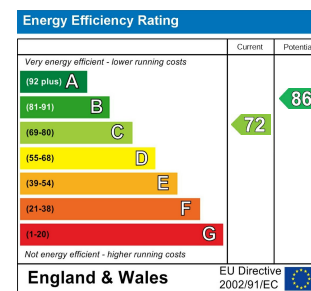
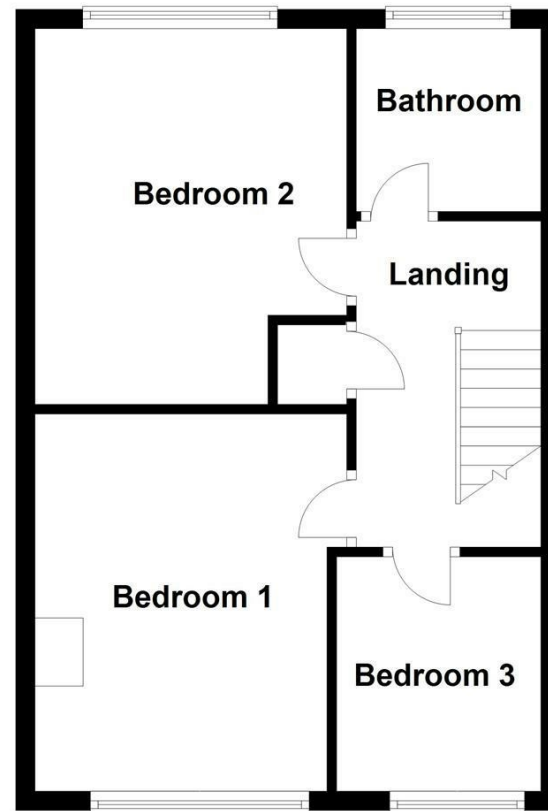
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

### Ground Floor



### First Floor



#### 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.

#### 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



## 29 Pickering Drive, Ossett, WF5 9QZ

### For Sale Freehold £175,000

A fantastic opportunity to purchase this three bedroom end terrace house benefitting from large lounge/diner, modern fitted kitchen and bathroom with gardens to the front and rear.

The property briefly comprises of entrance hall, lounge/diner, rear porch, modern fitted kitchen and downstairs w.c. The first floor landing leads to three bedrooms and the modern three piece suite house bathroom/w.c. Outside to the front, a timber gate providing access down a concrete pathway with a low maintenance pebbled front garden with plants bordering, surrounded by solid brick built walls. To the rear there is a paved patio area, pleasant lawned garden and concrete area, surrounded by solid brick built walls and timber panelled surround fences on all three sides.

The property is within walking distance to the nearby schools and amenities, whilst local bus routes also provide access into Wakefield, Dewsbury and Horbury on a regular basis. Ossett town centre benefits from a twice weekly market and bus station. For those looking to commute further afield then Ossett is the ideal base for access onto the M1 motorway network.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



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## ACCOMMODATION

### ENTRANCE HALL

UPVC front entrance door with frosted panel, central heating radiator with radiator cover, solid wooden floor and staircase leading to the first floor landing. Folding door leading into the lounge/diner and an opening to the rear porch.

### LOUNGE/DINER

11'3" x 17'1" [3.43m x 5.23m]

UPVC double glazed window overlooking the front aspect, central heating radiator, coving to the ceiling and wall mounted electric fire.



### REAR PORCH

Central heating radiator with radiator cover, solid wooden floor, UPVC double glazed door and built in window to the rear. Bi-folding wooden door providing access to the understairs storage cupboard and further door to the downstairs w.c. An opening into the modern fitted kitchen.

### KITCHEN

11'3" x 8'7" [3.43m x 2.63m]

Range of wall and base high gloss units with laminate work surface over and tiled splash back above. 1 1/2 stainless steel sink and drainer with swan neck mixer tap, integrated oven and grill with four ring induction hob and chrome cooker hood over. Central heating radiator, space for a large fridge/freezer, plumbing and drainage for a washing machine, UPVC double glazed window overlooking the rear garden. Combi condensing boiler housed within one of the cupboards.

### W.C.

7'4" x 2'5" [2.24m x 0.76m]

UPVC double glazed frosted window overlooking the rear aspect, low flush w.c. and exposed floorboards.

### FIRST FLOOR LANDING

Loft access, doors to three bedrooms, the modern house bathroom and double doors to the storage cupboard with fixed shelving within.

### BEDROOM ONE

10'9" (max) x 10'07"2" (min) x 13'0" [3.29m (max) x 3.07m (min) x 3.98m]

UPVC double glazed window overlooking the front elevation and central heating radiator.



### BEDROOM TWO

9'9" (min) x 12'10" (max) x 7'4" [2.98m (min) x 3.92m (max) x 2.26m]

UPVC double glazed window overlooking the rear elevation and central heating radiator.



### BEDROOM THREE

7'10" x 6'11" [2.41m x 2.12m]

UPVC double glazed window overlooking the front elevation and central heating radiator

### BATHROOM/W.C.

6'3" x 6'3" [1.93m x 1.92m]

Three piece suite comprising L-shaped panelled bath with mixer tap and mixer shower over, low flush w.c. and wash basin built into high gloss vanity cupboards with mixer tap. Dark grey ladder style radiator, fully tiled walls, LVT flooring, UPVC cladding to the ceiling with inset spotlights to the ceiling. Extractor fan and UPVC double glazed frosted window to the rear elevation.



## OUTSIDE

To the front of the property there is a timber gate providing access down a concrete pathway with a low maintenance pebbled front garden with plants bordering, surrounded by solid brick built walls. To the rear there is a paved patio area, pleasant lawned garden and concrete area, surrounded by solid brick built walls and timber panelled surround fences on all three sides. There is also communal car park.



## 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.

## 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.