



WAKEFIELD  
01924 291 294

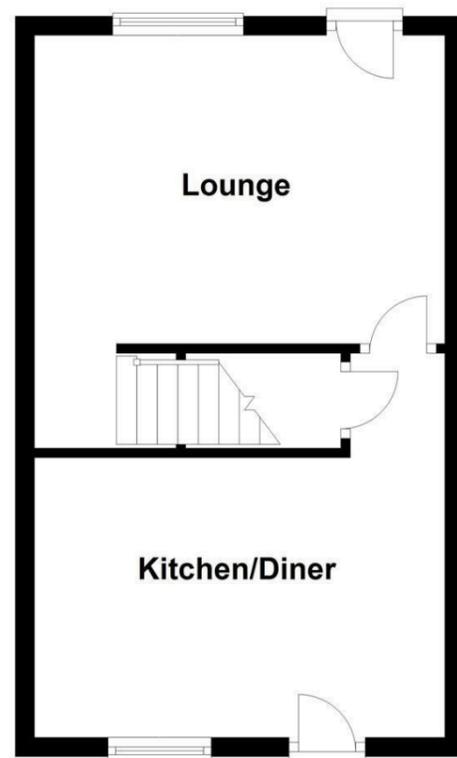
OSSETT  
01924 266 555

HORBURY  
01924 260 022

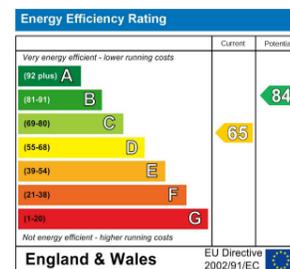
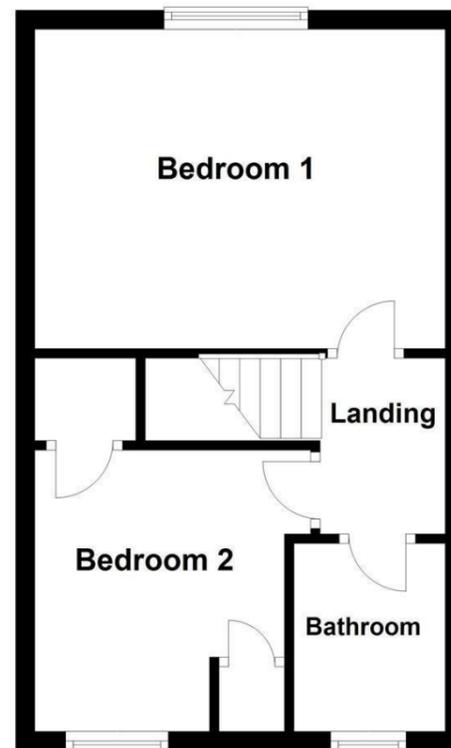
NORMANTON  
01924 899 870

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.



## 12. Nettleton Chase,, Ossett, WF5 9QE

For Sale Freehold £154,950

Situated in this select cul-de-sac and ideal for the first time buyer, couple or family is this two bedroom mid town house benefitting from double glazing and gas central heating.

The property fully comprises of the lounge, kitchen/diner and downstairs cloaks. The first floor landing leads to two bedrooms and main house bathroom/w.c. Outside there is a small lawned garden area to the front and driveway providing off street parking for one vehicle. To the rear is a low maintenance artificial lawned garden and raised timber decked patio area.

The property is well placed to local amenities including shops and schools with local bus routes nearby and Ossetts twice weekly market. There is good access to the motorway network for those looking to travel further afield.

Offered for sale with no chain and vacant possession upon completion, an early viewing comes highly recommended.



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#### ACCOMMODATION

##### KITCHEN/DINER

13'11" x 9'9" [4.25m x 2.99m]

Wall and base units with work surface over incorporating sink and drainer, integrated oven and grill with four ring gas hob and pull out filter hood above. Space for fridge and freezer, plumbing for a washing machine, radiator, coving to the ceiling and double glazed window and door to the rear. Door to understairs cloaks storage.



##### LOUNGE

13'11" x 11'4" [4.25m x 3.47m]

Entrance door into the lounge. Stairs to the first floor landing, coving to the ceiling, dado rail and electric fire with marble back, hearth and wood surround. Double glazed window to the front, radiator and door leading through into the kitchen.



##### FIRST FLOOR LANDING

Access to two bedrooms and the bathroom. Loft access and radiator.

##### BEDROOM ONE

10'9" x 12'0" [3.30m x 3.66m]

Double glazed window to the front, radiator, built in wardrobes to one side of the wall. and coving to the ceiling.



##### BEDROOM TWO

9'10" x 9'1" [max] [3.0m x 2.78m [max]]

Double glazed window to the rear, radiator and doors to airing cupboard and storage cupboard.



##### BATHROOM/W.C.

6'9" x 5'5" [2.08m x 1.67m]

Low flush w.c., pedestal wash basin, panelled bath with electric shower over, fully tiled walls, laminate floor, radiator, coving to the ceiling and double glazed frosted window to the rear.



##### OUTSIDE

To the front is a small lawned garden area and off street parking for one vehicle. To the rear is a low maintenance artificial lawned garden and raised timber decked patio area.



##### 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.