



WAKEFIELD  
01924 291 294

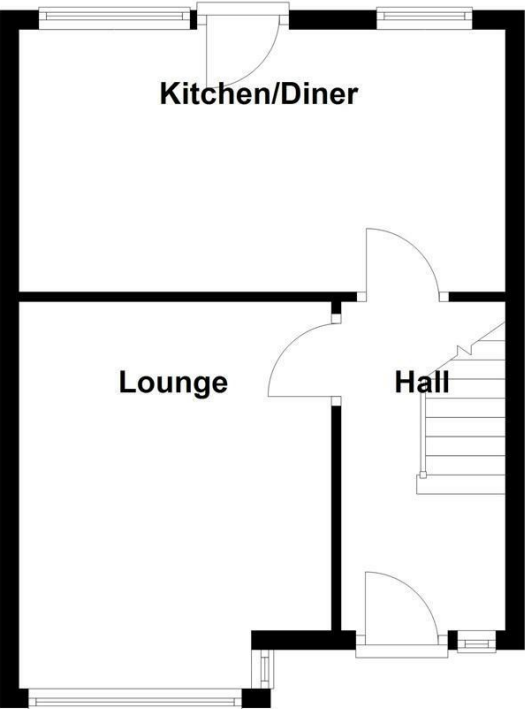
OSSETT  
01924 266 555

HORBURY  
01924 260 022

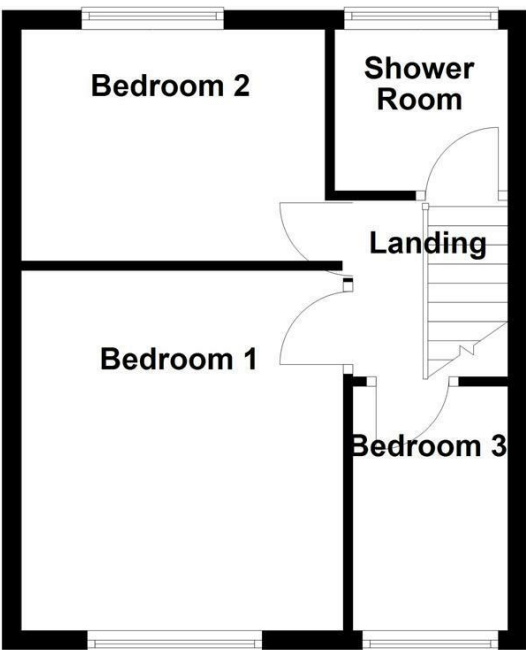
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor

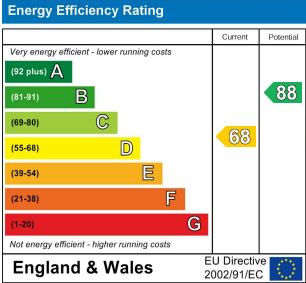


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



### 3 The Orchard, Ossett, WF5 8PP

#### For Sale Freehold Offers Over £130,000

Nestled in a cul-de-sac location within walking distance of Ossett town centre is this three bedroom mid terrace property benefitting from an enclosed rear garden.

The property briefly comprises of the entrance hall, lounge and kitchen/diner. The first floor landing leads to three bedrooms and house shower room. Externally there is a lawned garden with paved pathway and a flagged patio area to the rear.

The property is ideally placed for all local amenities that Ossett town centre has to offer including its twice weekly market, shops and schools. The motorway network is only a short drive away, perfect for those looking to commute.

In need of a degree of modernisation, this property would make a fantastic first time home and an early viewing is highly recommended.





## ACCOMMODATION

### ENTRANCE HALL

Front entrance door, central heating radiator, stairs to the first floor landing, doors to the lounge and kitchen.

### LOUNGE

13'3" x 10'9" [4.04m x 3.29m]

UPVC double glazed window to the front elevation, two central heating radiators and feature electric fire.

### KITCHEN/DINER

16'7" x 9'0" [5.08m x 2.75m]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer unit, space for a washing machine, space for an electric cooker, space for a fridge/freezer and space for a dishwasher. Central heating radiator, UPVC double glazed windows and door to the rear elevation.



### FIRST FLOOR LANDING

Doors to three bedrooms and family shower room.

### BEDROOM ONE

11'11" x 10'10" [3.64m x 3.32m]

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



### BEDROOM TWO

11'1" x 8'7" [3.39m x 2.63m]

UPVC double glazed window to the rear elevation, central heating radiator and fitted wardrobes.



### BEDROOM THREE

8'4" x 5'4" [2.56m x 1.64m]

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



### SHOWER ROOM/W.C.

5'10" x 5'4" [1.79m x 1.63m]

Three piece suite comprising corner shower cubicle with glass sliding door, low flush w.c. and wash hand basin.

UPVC double glazed frosted window to the rear elevation and chrome style radiator.



### OUTSIDE

To the front of the property is a lawned garden with paved pathway to the front door. To the rear is a low maintenance flagged patio seating area with corner artificial lawn and brick outhouse for storage.



### TENURE

This property is freehold.

### 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.