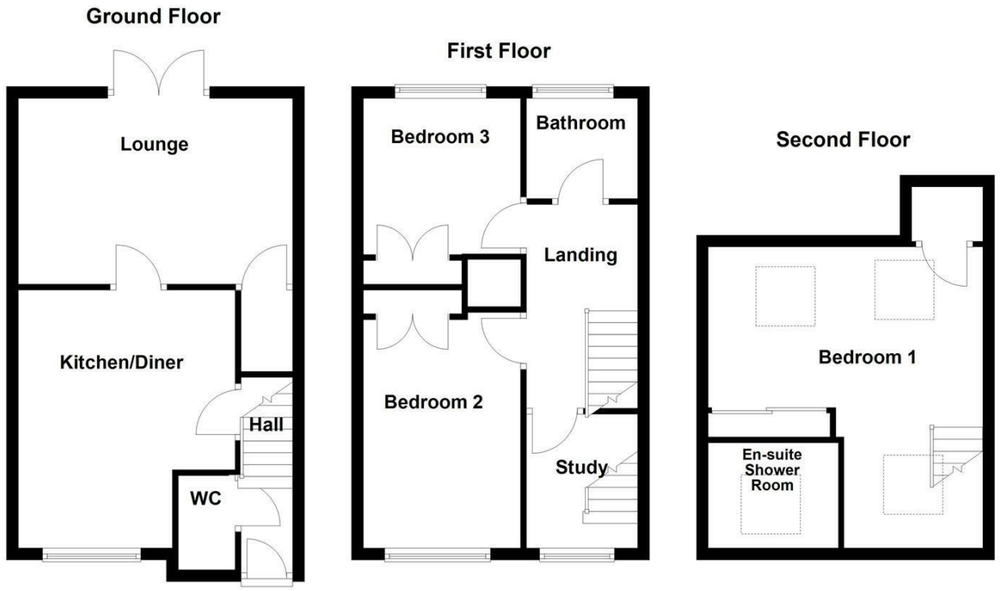
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



49 Intake Lane, Ossett, WF5 0RS

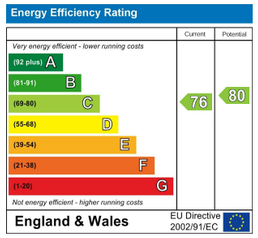
For Sale Freehold £265,000

Situated close to Ossett town centre is this well presented three bedroom end townhouse, offering well proportioned accommodation over three floors, together with driveway parking and enclosed rear gardens.

The accommodation briefly comprises an entrance hall, downstairs WC, modern kitchen diner and a spacious living room to the ground floor. To the first floor, the landing provides access to two bedrooms and a family bathroom, with a further staircase leading to the second floor where the principal bedroom is located, benefitting from its own en suite shower room. Externally, the property benefits from driveway parking to the front, while to the rear there is a low maintenance garden incorporating patio seating areas, ideal for outdoor dining and entertaining.

The property is ideally located for a range of local amenities including shops, schools and transport links within Ossett, and is well positioned for access to the motorway network, making it particularly suitable for commuters.

Presented in ready to move into condition, this property would make a fantastic purchase for a range of buyers. An early viewing is highly recommended.



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.

ACCOMMODATION

ENTRANCE HALL
UPVC front entrance door leading into the entrance hall with central heating radiator, door to downstairs WC, door to kitchen and staircase to the first floor landing.

W.C.
5'2" x 3'1" (1.60m x 0.96m)
Fitted with a two piece suite comprising low flush WC and wash hand basin, central heating radiator, extractor fan and shaver point.

KITCHEN
14'5" x 10'11" (4.41m x 3.34m)
UPVC double glazed window to the front elevation, central heating radiator and fitted with a range of wall and base units with work surfaces over. Stainless steel sink and drainer, integrated gas hob with oven below and extractor hood above, integrated dishwasher and space for an American style fridge freezer.

LIVING ROOM
15'2" x 10'4" (4.64m x 3.16m)
UPVC double glazed French doors to the rear garden, central heating radiator, carpeted flooring and built in storage cupboard under the stairs.

FIRST FLOOR LANDING
Central heating radiator, built in storage cupboard and access to two bedrooms and the house bathroom, with further stairs leading to the second floor.

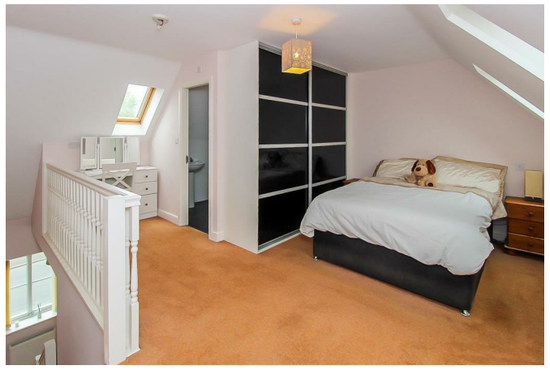
BEDROOM TWO
12'11" x 8'9" (3.94m x 2.68m)
UPVC double glazed window to the front elevation, central heating radiator, carpeted flooring and fitted wardrobes.

BEDROOM THREE
8'10" x 8'7" (2.70m x 2.64m)
UPVC double glazed window to the rear elevation, central heating radiator, carpeted flooring and fitted wardrobe.

BATHROOM/W.C.
6'2" x 5'7" (1.89m x 1.71m)
Frosted UPVC double glazed window to the rear elevation and fitted with a three piece suite comprising bath with shower over, wash hand basin and low flush WC. Chrome style heated towel rail, spotlights to the ceiling and partial tiling.

SECOND FLOOR LANDING
7'3" x 6'1" (2.22m x 1.87m)
UPVC double glazed window to the front elevation and central heating radiator, providing access to the top floor bedroom.

BEDROOM ONE
16'11" x 15'2" (5.18m x 4.63m)
Velux windows to the rear and additional window to the front, central heating radiator, fitted wardrobes with sliding doors and built in storage cupboard. Door leading to the en suite.



EN SUITE SHOWER ROOM/W.C.
6'1" x 7'0" (1.87m x 2.15m)
Fitted with a three piece suite comprising corner shower cubicle with glass screen, wash hand basin and low flush WC. Chrome style heated towel rail, spotlights and tiling.

OUTSIDE
To the front, there is a tarmac driveway providing off road parking for one vehicle with a shrub border. To the rear, there is a low maintenance enclosed garden incorporating artificial lawn, decked seating area and paved patio, with side access.

COUNCIL TAX BAND
The council tax band for this property is C.

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.