



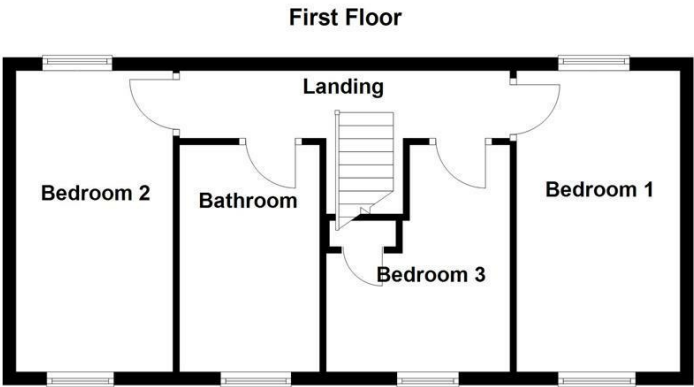
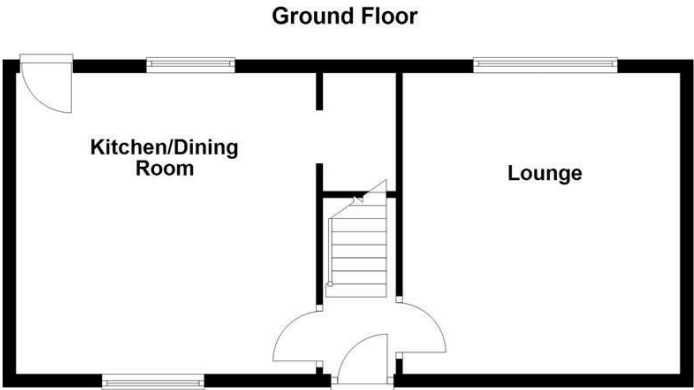
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

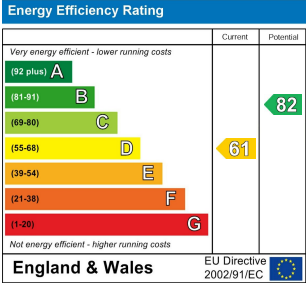


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



Temperance Villa, Eden Avenue, Ossett, WF5 9EB

For Sale Freehold Offers Over £160,000

Situated in Ossett, this three bedroom semi detached property offers off street parking and enclosed gardens.

The ground floor comprises an entrance hall, lounge, and kitchen/diner. To the first floor, there are three well proportioned bedrooms and a four piece family bathroom. Externally, the property benefits from off street parking to the front, while the rear features lawns and a patio area.

Ideally positioned for access to local shops, amenities, and Ossett's twice weekly market, the property is also conveniently located for the motorway network, making it an excellent choice for commuters.

This is a fantastic opportunity to own a home in a highly sought after location. Early viewing is strongly recommended.



ACCOMMODATION

ENTRANCE HALL

Entry through a wooden front door into the entrance hall. Stairs to the first floor landing, doors to the lounge and the kitchen/dining room.

LOUNGE

15'1" x 8'2" [4.60m x 2.50m]

UPVC double glazed window to the rear, open stone fireplace and wood burner.



KITCHEN/DINER

15'1" x 15'1" [4.60m x 4.60m]

UPVC double glazed windows to the front and rear, door to the

rear garden, built in understairs storage cupboard. Fitted with a range of wall and base units with a sink and mixer tap, hob with tiled splashback. Space for a fridge/freezer and washing machine.



FIRST FLOOR LANDING

Access to three bedrooms and the bathroom.

BEDROOM ONE

15'1" x 8'2" [4.60m x 2.50m]

UPVC double glazed window to the front and rear, centra heating radiator.



BEDROOM TWO

15'1" x 7'10" [4.60m x 2.40m]

UPVC double glazed windows to the front and rear, central heating radiator.



BEDROOM THREE

8'2" [max] x 8'2" [2.50m [max] x 2.50m]

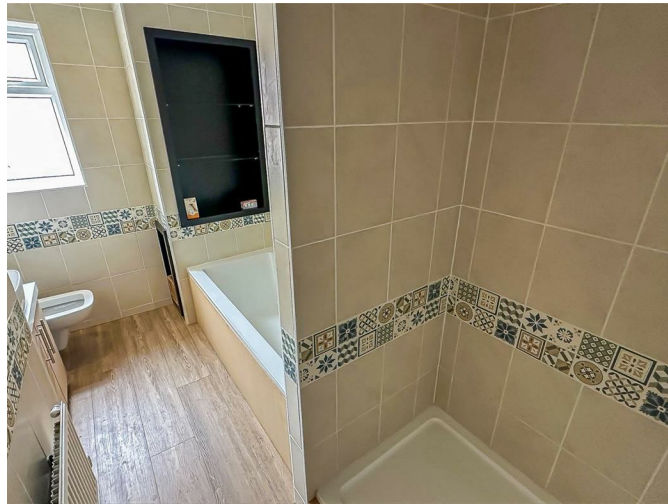
UPVC double glazed window to the front, central heating radiator, over stairs storage cupboard.



BATHROOM

11'5" x 7'0" [3.50m x 2.15m]

Frosted UPVC double glazed window to the front, central heating radiator. A four piece suite with a bath, shower cubicle, hand wash basin and a low flush W.C..



OUTSIDE

To the front of the property is a communal driveway with off street parking, and to the rear there is a lawn, block paving, and access to the rear of the property from the side of the house.



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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.