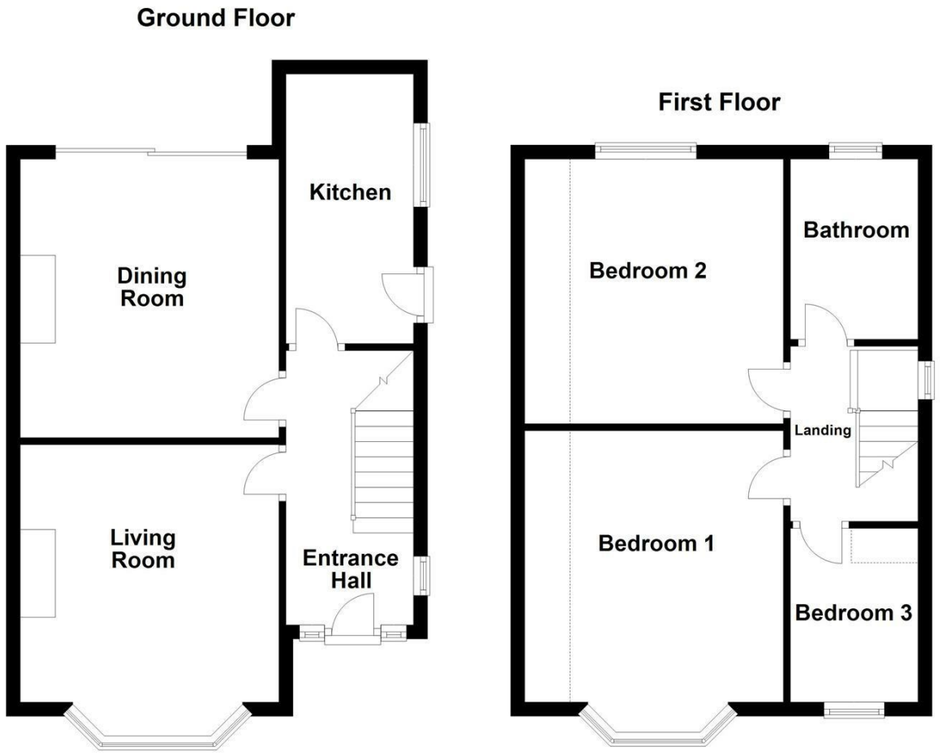

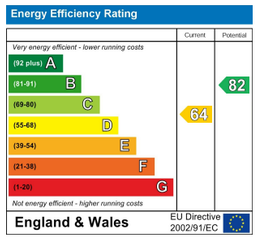

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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 www.mortgagesolutionsofwakefield.co.uk
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 339572,
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.

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45 Kingsway, Ossett, WF5 8DE

For Sale Freehold £250,000

Situated within walking distance of Ossett town centre is this spacious semi detached house on the sought after Kingsway and in need of a degree of modernisation, this is certainly not a property to be missed and is available with no upper chain involved.

The accommodation fully comprises entrance hall, living room, dining room and kitchen. To the first floor landing there is loft access, three bedrooms and the house bathroom/w.c. To the front of the property the garden is laid to lawn with hedged and walled border. A concrete driveway provides off road parking for several vehicles and leading to the rear to the single detached garage with up and over door. The remainder of the rear garden is laid to lawn with planted beds, paved patio area ideal for outdoor entertaining and is enclosed.

This property would make an ideal purchase for a range of buyers looking to settle in Ossett, which has a range of local amenities and schools. For those looing to commute further afield than transport links are a short distance from the property.

An early viewing to see the full potential on offer comes highly recommended.

ACCOMMODATION

ENTRANCE HALL
12'9" x 5'11" max x 2'11" min (3.91m x 1.82m max x 0.91m min)
Frosted UPVC entrance door with UPVC double glazed frosted windows to either side, UPVC double glazed window to the side, central heating radiator, staircase to the first floor landing , coving to the ceiling, doors o the living room, kitchen and dining room.

LIVING ROOM
12'0" x 12'2" (3.68m x 3.73m)
UPVC double glazed bay window to the front, coving to the ceiling, central heating radiator, gas fire with stone hearth, surround and mantle.

DINING ROOM
12'5" x 12'3" (3.79m x 3.74m)
Sliding UPVC double glazed doors leading out to the rear garden, central heating radiator, coving to the ceiling, dado rail, gas fire with marble hearth and surround having a laminate mantle.

KITCHEN
12'7" x 5'11" (3.86m x 1.81m)
UPVC double glazed window to the side, UPVC double glazed frosted door, central heating radiator. The kitchen has range of wall and base units with laminate work surface, double sink and drainer with mixer tap, tiled splashback, integrated oven and microwave, integrated undercounter fridge freezer.

FIRST FLOOR LANDING
Loft access, coving to the ceiling, frosted UPVC double glazed window to the side, doors leading to the bedrooms and bathroom/w.c.

BEDROOM ONE
12'1" x 9'4" (3.69m x 2.86m)
Central heating radiator, UPVC double glazed bay window to the front, coving to the ceiling, fitted wardrobes with sliding mirrored doors.

BEDROOM TWO
12'4" x 11'5" (3.78m x 3.48m)
Central heating radiator, UPVC double glazed window to the rear, coving to the ceiling. Fitted wardrobes.

BEDROOM THREE
8'3" x 6'11" (2.53m x 2.12m)
Central heating radiator, UPVC double glazed window to the front, coving to the ceiling, fitted wardrobes with sliding doors.

HOUSE BATHROOM/W.C.
7'6" x 6'10" (2.31m x 2.09m)
Frosted UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, low flush w.c., pedestal wash basin with mixer tap, bath with mixer tap, separate shower cubicle with overhead shower, fully tiled.

OUTSIDE
To the front the garden is laid to lawn, a concrete driveway provides off road parking for several vehicles leading down the side of the property and leads to the single detached garage with manual up and over door. The remainder of the front garden is enclosed by walls and hedging. To the rear, the garden is mainly laid to lawn with planted beds. Paved patio area perfect for outdoor dining and entertaining enclosed by walls and timber fencing,

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

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

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.