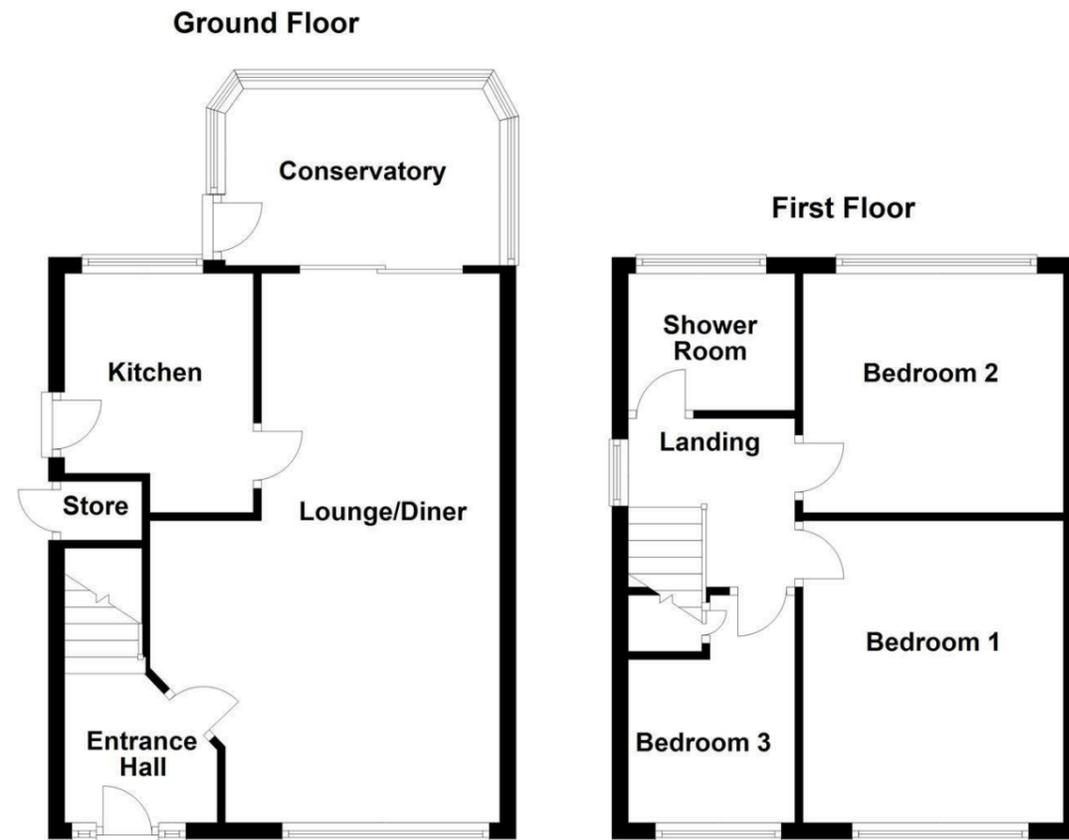




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



4 Broadgate, Ossett, WF5 0PU
For Sale Freehold Offers Over £259,995

Situated within walking distance of Ossett town centre is this well presented three bedroom semi detached property benefitting from driveway parking, detached garage and enclosed rear garden.

The property briefly comprises of the entrance hall, open plan lounge/diner, conservatory extension and modern kitchen. The first floor landing leads to three bedrooms and shower room/w.c. Outside the property has lawned garden to the front and rear with driveway for two vehicles and detached garage.

The property is ideally located for all local shops and amenities that Ossett has to offer including its twice weekly market. The property is close to local schools and the motorway network, perfect for those looking to travel further afield.

Presented to a high standard and ready to move into, a viewing is highly recommended.



KITCHEN

9'6" x 7'5" [2.92m x 2.28m]

Range of modern Oak wall and base units with laminate work surface over, stainless steel sink and drainer unit, integrated double oven, gas hob and cooker hood. Integrated fridge/freezer, integrated dishwasher, integrated washing machine, UPVC double glazed window to the rear elevation and UPVC side door. Fully tiled floor.

FIRST FLOOR LANDING

UPVC double glazed window to the side elevation central heating radiator, loft access and doors to three bedrooms and shower room.

BEDROOM ONE

12'2" x 10'4" [3.73m x 3.17m]

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



BEDROOM TWO

10'5" x 9'6" [3.20m x 2.92m]

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

BEDROOM THREE

7'5" x 6'7" [2.27m x 2.02m]

UPVC double glazed window to the front elevation, central heating radiator and built in over stairs storage cupboard housing the boiler.

SHOWER ROOM/W.C.

6'6" x 5'3" [2.0m x 1.62m]

Modern three piece suite comprising corner shower cubicle with wall mounted shower, vanity wash basin with mixer tap and low flush w.c. UPVC double glazed frosted window to the rear elevation, chrome style ladder radiator, fully tiled walls and floor.



OUTSIDE

To the front is a driveway providing ample space for two vehicles and lawned garden. To the rear is a flagged patio area leading to an artificial lawn with bush border and wood fencing. There is a detached garage with up and over door, side door, UPVC side window, power and light.



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.

ACCOMMODATION

ENTRANCE HALL

UPVC front entrance with frosted panel, stairs to the first floor landing and door through to the open plan lounge/diner.

LOUNGE/DINER

22'1" x 14'0" [6.74m x 4.29m]

UPVC double glazed window to the front elevation, central heating radiator, inset fireplace and open through to the dining area. Door to the kitchen and sliding door leading through to the conservatory.



CONSERVATORY

10'7" x 8'3" [3.25m x 2.53m]

Laminate flooring, UPVC double glazed door to the side elevation with UPVC double glazed windows to the sides and rear.