



WAKEFIELD  
01924 291 294

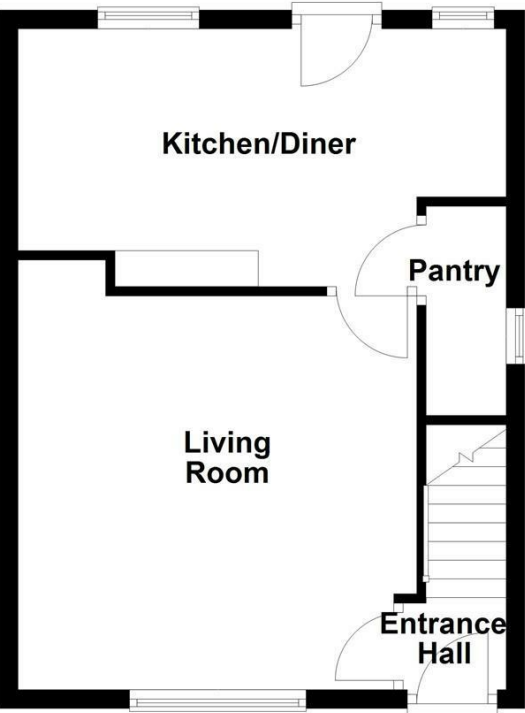
OSSETT  
01924 266 555

HORBURY  
01924 260 022

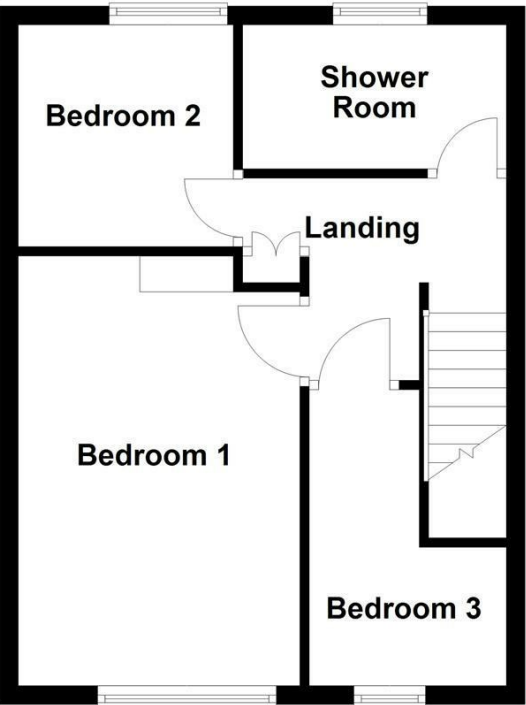
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor

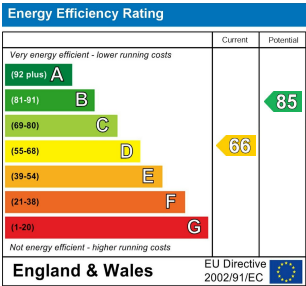


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



2A Field Lane, Ossett, WF5 9DZ  
For Sale Freehold £187,000

A superb opportunity to acquire this three bedroom semi detached home, ideally situated in the heart of Ossett.

The property benefits from a spacious living room and a modern fitted kitchen diner, complemented by a useful pantry cupboard and an adjoining boiler house, completing the ground floor accommodation. To the first floor, the landing provides access to three well proportioned bedrooms and a three piece house shower room, with loft access also available from the landing. Externally, the property offers on street parking to the front on a first come, first served basis. A cast iron gate leads into an enclosed, paved front garden with a concrete pathway extending down the side of the property to a timber gate. To the rear, a further paved pathway leads into the enclosed rear garden, which features a paved patio area ideal for al fresco dining. The garden is enclosed on all sides by brick walls and timber panel fencing and also benefits from an external water supply and lighting.

The property is conveniently located within walking distance of local amenities and schools, as well as Ossett town centre, which hosts a popular twice-weekly market on Tuesdays and Fridays. The M1 motorway network is also only a short distance away, making this an ideal location for commuters travelling further afield.

An internal viewing is highly recommended to fully appreciate the quality and convenience this home has to offer.





ACCOMMODATION

ENTRANCE HALL

A composite front entrance door leads into the entrance hall. There is a UPVC double glazed frosted window above the door allowing natural light. The hallway features coving to the ceiling, a central radiator, and a staircase with handrail leading to the first floor landing. A door provides access into the living room.

LIVING ROOM

15'2" x 14'0" [max] x 13'3" [min] [4.63m x 4.27m [max] x 4.04m [min]]

A well proportioned reception room featuring a UPVC double glazed window overlooking the front aspect, coving to the ceiling and a central radiator. A door leads through to the kitchen diner.



KITCHEN DINER

9'0" x 17'3" [2.76m x 5.26m]

Fitted with a range of wall and base units with laminate work surfaces and matching laminate upstands. There is a 1½ stainless steel sink and

drainer with mixer tap and swan neck. Integrated oven and grill with a four ring gas hob, glass splashback and curved glass extractor hood above. Two UPVC double glazed windows overlook the rear aspect, one of which is frosted, and a UPVC double glazed door provides access to the rear garden. The room also benefits from laminate flooring, coving to the ceiling, inset spotlights, plumbing and space for a washing machine, under counter appliance space, and room for a large freestanding fridge freezer. A door leads to a pantry cupboard housing the combi condensing boiler and having a UPVC double glazed frosted window to the side aspect.

FIRST FLOOR LANDING

The landing has a central heating radiator, loft access and doors providing access to three bedrooms and the shower room.

BEDROOM ONE

9'10" x 15'1" [3.0m x 4.60m]

A spacious double bedroom with a UPVC double glazed window overlooking the front elevation and a central heating radiator.



BEDROOM TWO

7'6" x 7'9" [2.30m x 2.38m]

Featuring a UPVC double glazed window overlooking the rear elevation and a central heating radiator.



BEDROOM THREE

7'2" x 10'5" [max] x 4'10" [min] [2.20m x 3.18m [max] x 1.49m [min]]

A single bedroom with a UPVC double glazed window overlooking the front elevation and a central heating radiator.



SHOWER ROOM

4'11" x 9'1" [1.50m x 2.79m]

Comprising a modern three piece suite including a low flush WC with concealed cistern, a larger than average shower cubicle with curved glass doors, mixer shower with rainfall shower head and handheld attachment, and a wash basin with mixer tap set within vanity units below. The room benefits from fully tiled walls and floor, tiling to the ceiling, inset spotlights, a chrome heated towel radiator, a wall mounted extractor fan and a UPVC double glazed frosted window to the rear elevation.



OUTSIDE

To the front of the property there is on street parking available on a first come, first served basis. A cast iron gate leads to a concrete pathway to the front door with a low maintenance paved front garden enclosed by solid brick walls and timber fencing. A concrete pathway leads through a timber gate to the side of the property where there is a timber door providing access to a useful under stairs store. To the rear is a low maintenance garden featuring a large paved patio area, ideal for outdoor dining and entertaining. The garden is fully enclosed with solid brick walls and timber fencing to all sides.



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.