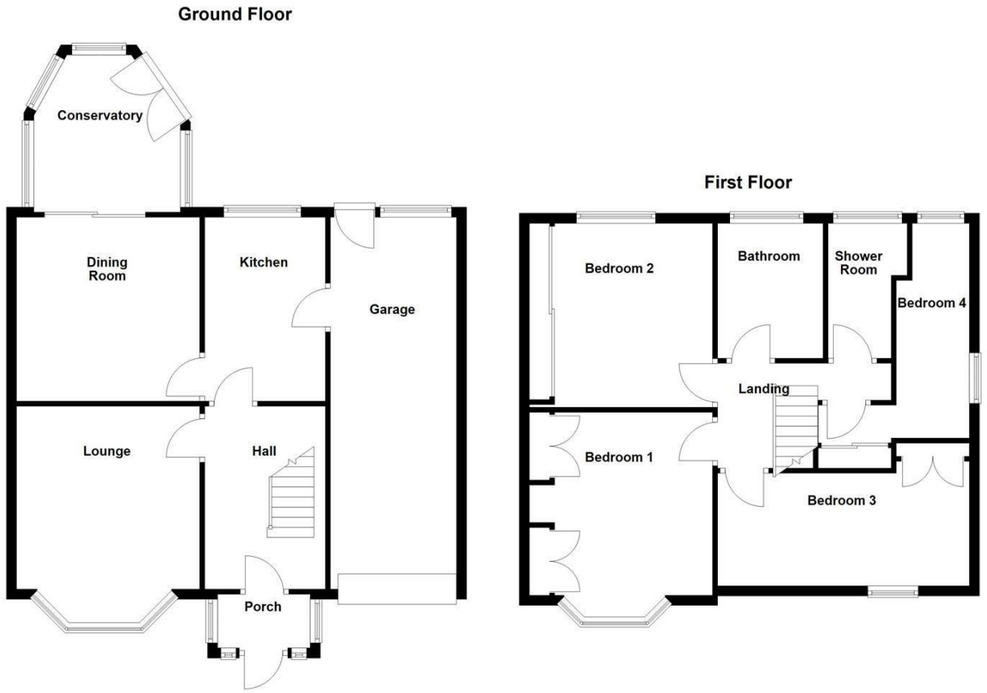
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



171 Kingsway, Ossett, WF5 8DU

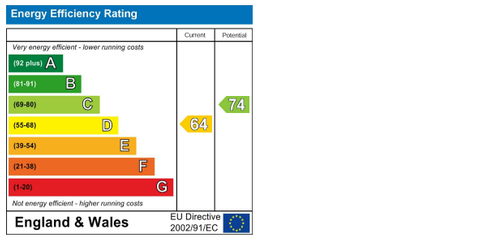
For Sale Freehold £330,000

Occupying a fantastic plot is this four bedroom semi detached property benefitting from two bathrooms, driveway parking with garage and an enclosed rear garden.

The property briefly comprises of the entrance porch leading into the hall which provides access to the lounge, dining room, kitchen and conservatory. The first floor landing leads to four bedrooms, shower room and bathroom. Outside to the front, a driveway provides off road parking leading to the double garage with low maintenance patio area. To the rear is a flagged garden with a greenhouse and vegetable patch.

The property is ideally placed for all local shops and amenities that Ossett has to offer including its twice weekly market. It is well situated for the motorway network for those looking to commute further afield.

The property has potential to be a fantastic family home and a 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

PORCH
6'0" x 2'10" (1.84m x 0.87m)
UPVC front entrance door, UPVC double glazed window panels to the front and UPVC double glazed side window. Wood framed door with original window panels opening into the hallway.

HALLWAY
Central heating radiator, built in understairs storage cupboard and doors to the kitchen and lounge.

LOUNGE
15'2" x 11'10" (4.64m x 3.63m)
UPVC double glazed bay window to the front elevation, central heating radiator, coving to the ceiling and feature fireplace with wood surround.

KITCHEN
12'2" x 7'10" (3.73m x 2.40m)
Range of wall and base units with work surface over incorporating sink and drainer unit with mixer tap, integrated double oven, five ring gas hob and cooker hood. Space for a fridge/freezer, space for a washing machine, UPVC double glazed window to the rear elevation, spotlights and door through to the dining room.

DINING ROOM
8'8" x 11'10" (2.66m x 3.63m)
UPVC double glazed sliding doors to the conservatory, central heating radiator, coving to the ceiling and feature electric fireplace with wood surround.

CONSERVATORY
10'10" x 9'10" (3.31m x 3.00m)
UPVC double glazed windows to both sides and rear, UPVC double glazed French doors to the rear garden.

FIRST FLOOR LANDING
Doors to four bedrooms and two bathrooms.

BEDROOM ONE
15'5" x 11'11" (4.72m x 3.64m)
UPVC double glazed bay window to the front elevation, central heating radiator and built in wardrobes.

BEDROOM TWO
8'8" x 11'11" (2.65m x 3.64m)
UVPC double glazed window to the rear elevation, central heating radiator and built in wardrobes.

BEDROOM THREE
16'4" x 7'4" (5.0m x 2.24m)
UPVC double glazed window to the front elevation and central heating radiator.

BEDROOM FOUR
11'2" x 9'10" (3.42m x 3.0m)
UPVC double glazed windows to the side and rear, central heating radiator and built in wardrobes.

SHOWER ROOM/W.C.
9'0" x 5'1" (2.76m x 1.57m)
Three piece suite comprising corner shower cubicle with wall mounted shower, vanity wash hand basin and low flush w.c. UPVC double glazed frosted window to the rear elevation and central heating radiator.

BATHROOM/W.C.
9'11" x 6'9" (3.03m x 2.08m)
Four piece suite comprising corner shower cubicle with wall mounted shower, bath with hand held shower attachment, wash hand basin and low flush w.c. UPVC double glazed frosted window to the rear elevation and central heating radiator.

OUTSIDE
To the front is a driveway providing off road parking for one vehicle leading to the double garage and a patio area with pebbled border, bush and shrubbery. To the rear is a low maintenance garden comprising of a stone paved patio area with steps leading down a flagged patio area with greenhouse and vegetable patch.

PLEASE NOTE
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.
The legal pack includes
- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.

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.