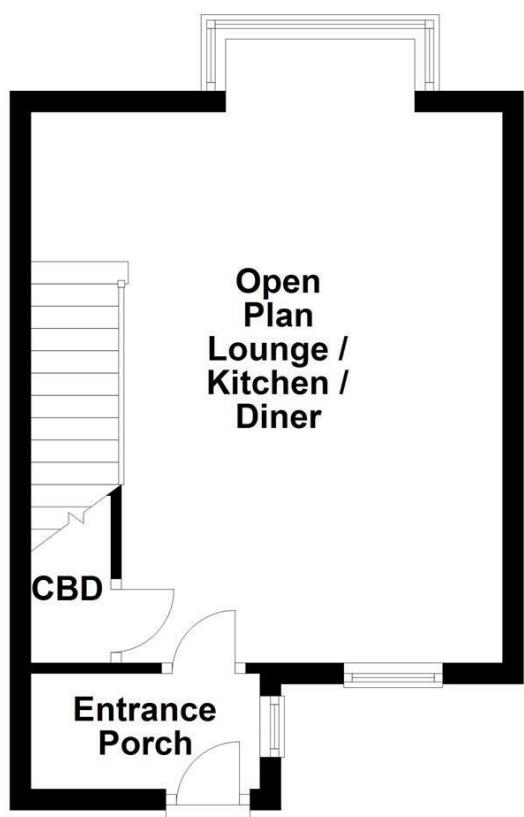
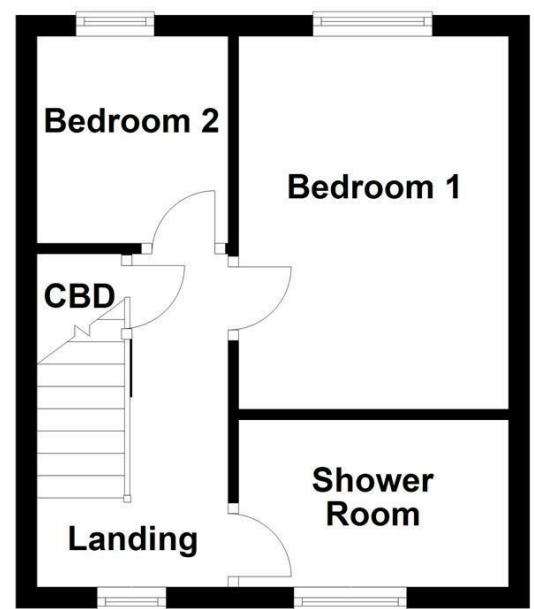


## Ground Floor



## First Floor



### IMPORTANT NOTE TO PURCHASERS

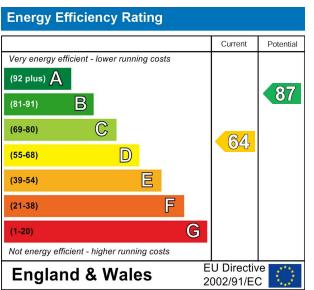
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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



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01977 798 844



## 22 Millfields, Ossett, WF5 8HE

For Sale Leasehold £126,000

Nestled in a sought after development is this two bedroom semi detached property benefitting from well proportioned accommodation, open plan lounge/kitchen/diner and allocated parking, offered to the market with no chain.

The property briefly comprises of the entrance hall, open plan lounge/kitchen/diner with stairs leading to the first floor landing leads to two bedrooms and shower room/w.c. Outside there are lawned communal gardens and allocated parking.

Situated in a popular part of Ossett the property is well placed to local amenities including shops and good schools. Local bus routes are nearby and Ossett has a twice weekly market.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

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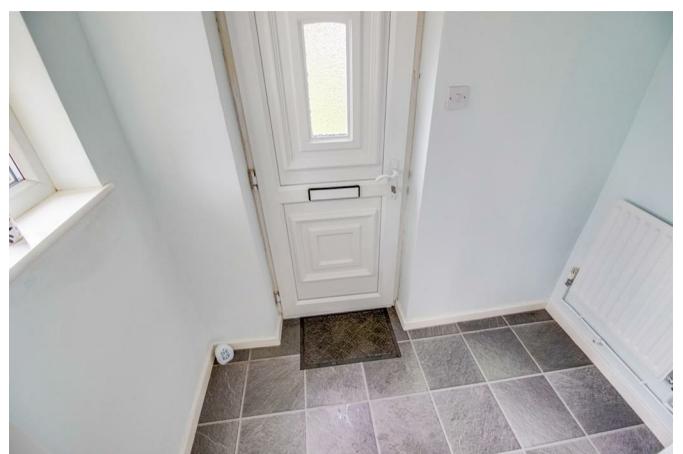


## ACCOMMODATION

### ENTRANCE PORCH

7'1" x 3'7" [2.18m x 1.1m]

UPVC double glazed frosted front door leading into the entrance porch. Central heating radiator, UPVC double glazed window and further door to the open plan lounge/kitchen/diner.



### LOUNGE/KITCHEN/DINER

17'2" x 14'8" [max] x 11'10" [5.25m x 4.49m [max] x 3.62m]

Stairs to the first floor landing, door to the



### FIRST FLOOR LANDING

Loft access, UPVC double glazed window to the front, overstairs storage cupboard and doors to two bedrooms and the shower room.

### BEDROOM ONE

11'6" x 8'4" [3.52m x 2.56m]

Fitted wardrobes and UPVC double glazed window to the rear.



### BEDROOM TWO

5'11" x 6'5" [1.82m x 1.97m]

UPVC double glazed window to the rear.



### SHOWER ROOM/W.C.

8'3" x 5'3" [2.54m x 1.61m]

UPVC double glazed frosted window to the front, ladder style radiator, spotlights to the ceiling, low flush w.c., pedestal wash basin, shower cubicle with electric shower head and glass shower screen.



### OUTSIDE

There are lawned communal gardens and allocated parking.



### 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.

### 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.