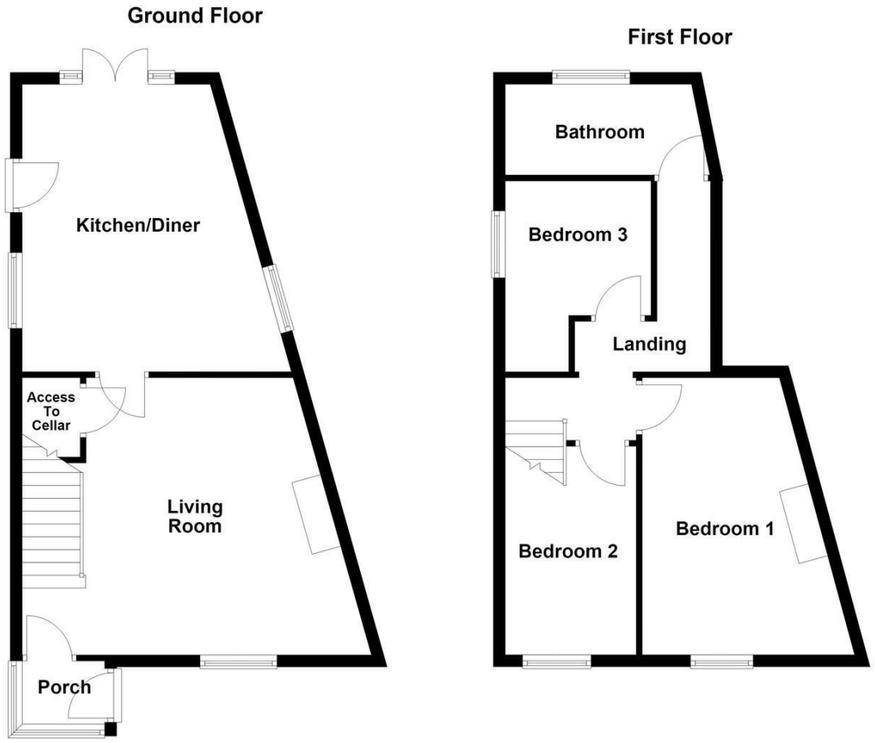
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





38 Cross Ryecroft Street, Ossett, WF5 9EP

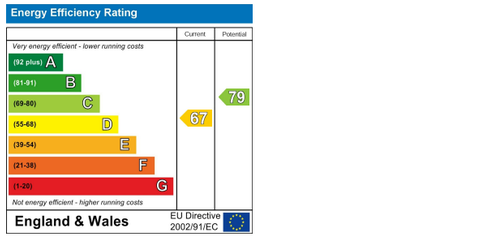
For Sale Freehold Offers In The Region Of £220,000

Situated in the sought after market town of Ossett with no chain, is this deceptively spacious three bedroom end terrace home. Offering well proportioned accommodation throughout, the property boasts excellent reception space, a large L shaped rear garden and off road parking in the form of a larger than average detached single garage, making it an ideal home for a range of buyers.

The accommodation briefly comprises an entrance porch leading into the living room, with a staircase rising to the first floor and access through to the kitchen diner. A useful cellar provides additional storage, whilst the kitchen diner overlooks and provides access to the rear garden. To the first floor, the landing provides access to three well proportioned bedrooms and the house bathroom, with bedroom two also benefiting from loft access. Externally, to the front of the property, a concrete pathway leads to the entrance door and continues to the larger than average detached single garage, which benefits from an up and over door and lighting. To the rear is an attractive L-shaped garden, predominantly laid to lawn with established planted borders containing a variety of mature shrubs and flowers. A raised decking provides the ideal space for outdoor dining and entertaining, whilst the allotment style planting beds with slate borders offer an excellent opportunity for keen gardeners. The garden is fully enclosed by a combination of walls and timber fencing, making it ideal for both children and pets.

The property enjoys a convenient location close to a wide range of shops, schools and everyday amenities within Ossett town centre, making it particularly appealing to first time buyers, professional couples and growing families alike. Further shopping and leisure facilities can be found in the neighbouring centres of Wakefield and Dewsbury. Regular bus services operate nearby, whilst Wakefield's two railway stations provide direct links to Leeds, Manchester and London. The M1 motorway is also only a short drive away, ideal for those wishing to commute further afield.

Only a full internal inspection will reveal everything this fantastic home has to offer and an early 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

ENTRANCE PORCH
4'3" x 3'7" (1.31m x 1.10m)
Composite front entrance door leading into the entrance porch with UPVC double glazed windows to the front and a UPVC double glazed door leading into the living room.

LIVING ROOM
15'3" x 19'4" (max) x 12'8" (min) (4.65m x 5.90m (max) x 3.87m (min))
A spacious reception room with a UPVC double glazed window to the front, central heating radiator, coving to the ceiling and staircase leading to the first floor landing. A multi fuel burning stove set upon a stone hearth with exposed brick surround and timber mantel provides an attractive focal point. Doors lead through to the kitchen diner and down to the useful cellar.





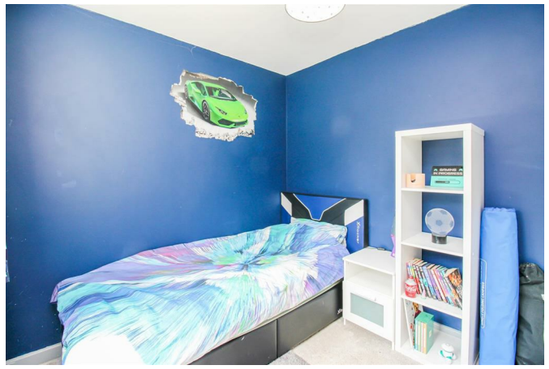
KITCHEN DINER
13'11" x 15'9" (max) x 10'4" (min) (4.26m x 4.82m (max) x 3.15m (min))
Fitted with a range of modern gloss fronted wall and base units with laminate work surfaces incorporating a 1½ stainless steel sink and drainer with mixer tap. The kitchen benefits from tiled splashbacks, a four ring electric hob with stainless steel extractor hood above, integrated double oven, plumbing and cupboard space for a washing machine, space for a tumble dryer and freestanding fridge freezer, with the Ideal combination boiler also housed within the kitchen. Coving and inset spotlights to the ceiling, central heating radiator, two UPVC double glazed windows, one to either side, a UPVC double glazed side entrance door and UPVC double glazed French doors opening onto the rear garden.

FIRST FLOOR LANDING
Partial inset spotlights to the ceiling and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE
11'8" x 15'1" (max) x 8'2" (min) (3.56m x 4.60m (max) x 2.50m (min))
UPVC double glazed window to the front, central heating radiator and decorative cast iron fireplace.



BEDROOM TWO
7'2" x 11'5" (max) x 4'0" (min) (2.20m x 3.50m (max) x 1.24m (min))
UPVC double glazed window to the front, central heating radiator, coving to the ceiling, inset spotlights and loft access.



BEDROOM THREE
8'0" x 10'5" (max) x 7'9" (min) (2.46m x 3.20m (max) x 2.37m (min))
UPVC double glazed window to the side.

BATHROOM
10'10" x 4'11" (3.31m x 1.52m)
Fitted with a modern three piece suite comprising a P shaped bath with mixer tap, electric shower over and glazed shower screen, low flush WC and wash basin set into a vanity storage unit with mixer tap. The room also benefits from partial wall tiling, central heating radiator, inset spotlights to the ceiling, extractor fan and a frosted UPVC double glazed window to the rear.



OUTSIDE
To the front, a concrete pathway leads to the entrance porch with mature planted shrubs and access to the larger than average detached single garage, which benefits from lighting and a manual up and over door. To the rear, the generous L shaped garden is predominantly laid to lawn with established planted beds containing a variety of mature trees, shrubs and flowers. A raised decking provides the ideal space for outdoor dining and entertaining, whilst an allotment style garden with planted beds offers an excellent opportunity for keen gardeners. The garden is fully enclosed by a combination of walls and timber fencing, making it ideal for both children and pets.





SOLAR PANELS OWNED
The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.

PLEASE NOTE - RELATIVE OF EMPLOYEE
Under the Estate Agency Act 1974, we will point out that the vendor in this instance is a relative of an employee of Richard Kendall Estate Agent.

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.