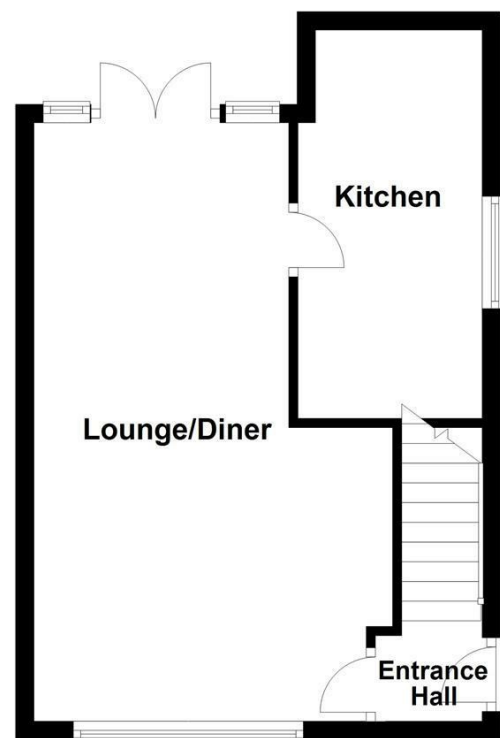
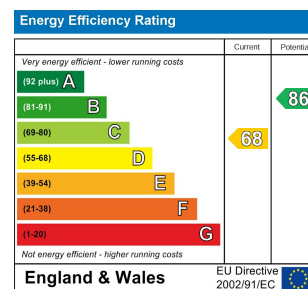
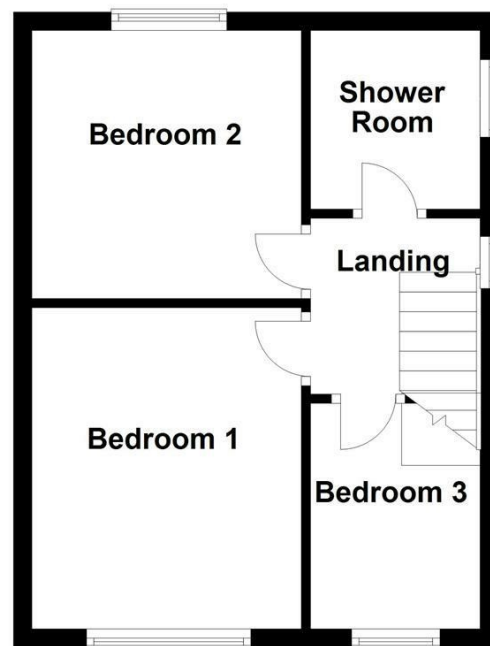


### Ground Floor



### 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.



|                                   |                                                     |                                 |
|-----------------------------------|-----------------------------------------------------|---------------------------------|
| <b>WAKEFIELD</b><br>01924 291 294 | <b>OSSETT</b><br>01924 266 555                      | <b>HORBURY</b><br>01924 260 022 |
| <b>NORMANTON</b><br>01924 899 870 | <b>PONTEFRACT &amp; CASTLEFORD</b><br>01977 798 844 |                                 |



## 14 Healey Drive, Ossett, WF5 8NA

### For Sale Freehold £220,000

Superbly appointed throughout is this attractive three bedroom semi detached house benefitting from UPVC double glazing and gas central heating.

The property briefly comprises of entrance hall, spacious lounge/dining room incorporating wood burning stove and extended modern kitchen. Stairs to the first floor lead to the three bedrooms and contemporary shower room/w.c. Outside, low maintenance slate stone garden to the front and tarmacadam driveway providing off street parking leading to the detached garage. To the rear is a lawned garden incorporating flagged patio.

Situated in a popular part of Ossett the property is well placed to local amenities including shops and schools with local bus routes nearby and good access to the motorway network.

A fantastic home, ideal for the growing family and deserves an early viewing to fully appreciate the accommodation on offer and to avoid disapointment.



## ACCOMMODATION

### ENTRANCE HALL

Portrait style radiator, stairs to the first floor landing and door leading into the lounge/dining room.

### LOUNGE/DINING ROOM

12'9" [max] x 8'11" [min] x 21'4" [3.89m [max] x 2.74m [min] x 6.52m]

Understairs storage, feature wood burning stove with exposed brick back, UPVC double glazed window to the front and French doors to the rear with windows either side. Quality fitted wood laminate flooring, radiator, coving to the ceiling and two portrait style radiators. Door into the kitchen.



### KITCHEN

15'8" x 6'9" [max] x 4'11" [min] [4.78m x 2.06m [max] x 1.52m [min]]

Range of modern fitted wall and base units with work surface over incorporating ceramic sink and drainer with mixer taps and tiled splash back. Plumbing for a washing machine, space for a dishwasher, space for fridge and freezer. UPVC double glazed windows to the rear and side, recess ceiling spotlights, integrated oven and grill, four ring electric hob, radiator and quality fitted tiled effect floor.

### FIRST FLOOR LANDING

Loft access with drop down ladder, UPVC double glazed frosted window to the side and doors to three bedrooms and the shower room.

### BEDROOM ONE

9'6" x 12'1" [2.90m x 3.70m]

UPVC double glazed window to the front and radiator.



### BEDROOM TWO

8'11" x 9'6" [2.72m x 2.91m]

UPVC double glazed window to the rear and radiator.



### BEDROOM THREE

7'11" x 2'8" [min] x 6'2" [max] [2.42m x 0.82m [min] x 1.90m [max]]

UPVC double glazed window to the front, radiator and recess ceiling spotlights. Storage above the bulkhead.

### SHOWER ROOM/W.C.

6'5" x 6'0" [1.96m x 1.85m]

Modern fitted shower room comprising low flush w.c., pedestal wash basin and double shower cubicle with electric shower. Part tiled walls, heated chrome towel radiator, UPVC double glazed frosted window to the side, wood effect floor and recess ceiling spotlights.



### OUTSIDE

To the front is a low maintenance stone slate garden. To the rear there is an attractive lawned garden incorporating flagged patio and tarmacadam driveway providing off street parking leading to the concrete sectional detached garage with up and over door.



### COUNCIL TAX BAND

The council tax band for this property is B.

### 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.