



WAKEFIELD
01924 291 294

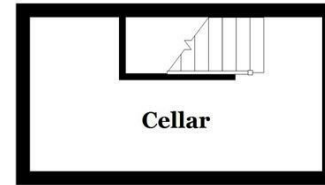
OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

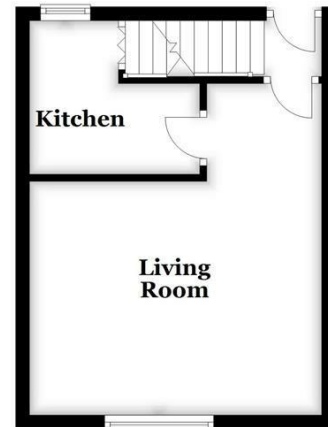
PONTEFRACT & CASTLEFORD
01977 798 844

Basement

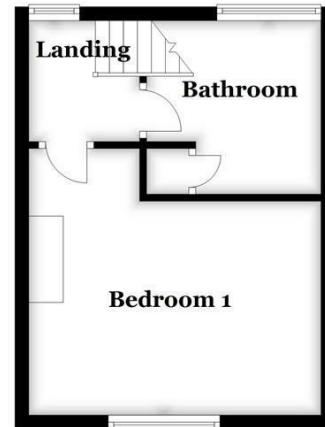


Cellar

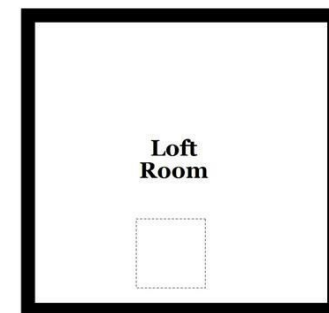
Ground Floor



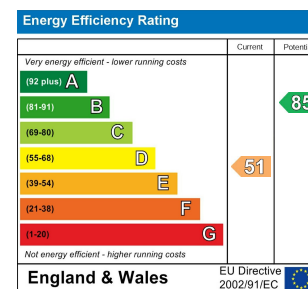
First Floor



First Floor



Loft Room



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.



6 Hilda Street, Ossett, WF5 0JJ

For Sale Freehold £115,000

A fantastic opportunity to purchase this one bedroom terrace house benefitting from additional loft room, UPVC double glazing and gas central heating.

The property briefly comprises of living room, kitchen with access down to the cellar, inner hallway leading to the bedroom and bathroom/w.c., as well as an additional loft room. Outside there is on street parking and low maintenance paved buffer garden with solid brick built walls surrounding. To the rear, an enclosed garden with timber panelled fences and brick built walls.

The property is located close to local amenities and schools, with main bus routes running to and from Wakefield city centre. For those wishing to travel further afield, the M1 motorway is only a short distance away.

Offered for sale with no chain and ideal for the first time buyer or couple. 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

LIVING ROOM

15'7" [max] x 10'11" [min] x 13'11" [4.75m [max] x 3.34m [min] x 4.25m]

Picture rail, central heating radiator, laminate flooring, UPVC double glazed window overlooking the front aspect, electric fire and doors leading to the inner hallway and kitchen.



KITCHEN

8'3" [max] x 4'0" [min] x 7'4" [2.54m [max] x 1.22m [min] x 2.26m]

Range of wall and base units with laminate work surface over and tiled splash back above, display cabinets, space and plumbing for a washing machine, space for an undercounter fridge freezer, space for a freestanding oven and grill, 1.5 stainless steel sink and drainer with swan neck mixer tap, central heating radiator, coving to the ceiling, inset spotlights and UPVC double glazed window overlooking the rear aspect. Combi condensing housed within the kitchen and bi-folding door with stairs leading down to the cellar room.

INNER HALLWAY

Central heating radiator, UPV double glazed door leading and door out to the rear and staircase leading to the first floor landing. Loft access with bi-folding wooden staircase ladder, coving to the ceiling and doors leading to the bedroom and bathroom.

BEDROOM ONE

12'7" [max] x 10'1" [min] x 13'10" [3.85m [max] x 3.09m [min] x 4.24m]

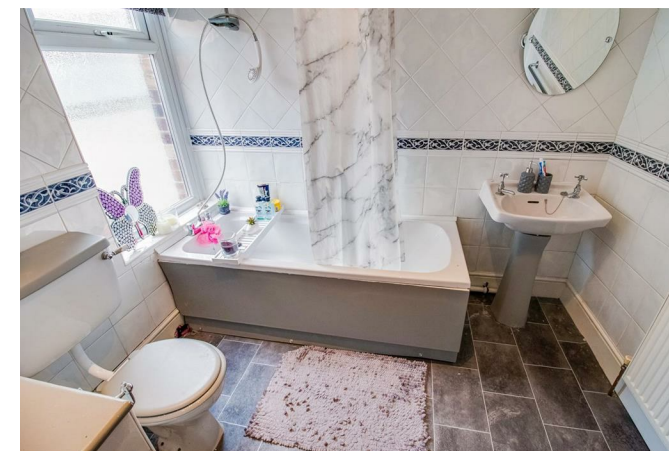
UPVC double glazed window overlooking the front elevation, central heating radiator, coving to the ceiling and decorative Victorian fireplace.



BATHROOM/W.C.

8'0" x 8'1" [2.45m x 2.48m]

Three piece suite comprising panelled bath with mixer tap, pedestal wash basin with two taps and low flush w.c. Fully tiled walls, central heating radiator, coving to the ceiling, inset spotlights and UPVC double glazed frosted window overlooking the rear elevation.



LOFT ROOM

13'6" x 11'11" [4.12m x 3.64m]

Central heating radiator, exposed beams and Velux timber double glazed window.



OUTSIDE

On street parking available. A concrete pathway leads to the front door and low maintenance paved buffer garden with solid brick built walls surrounding. To the rear, the garden is completely enclosed by timber panelled surround fences and brick built walls.



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.