



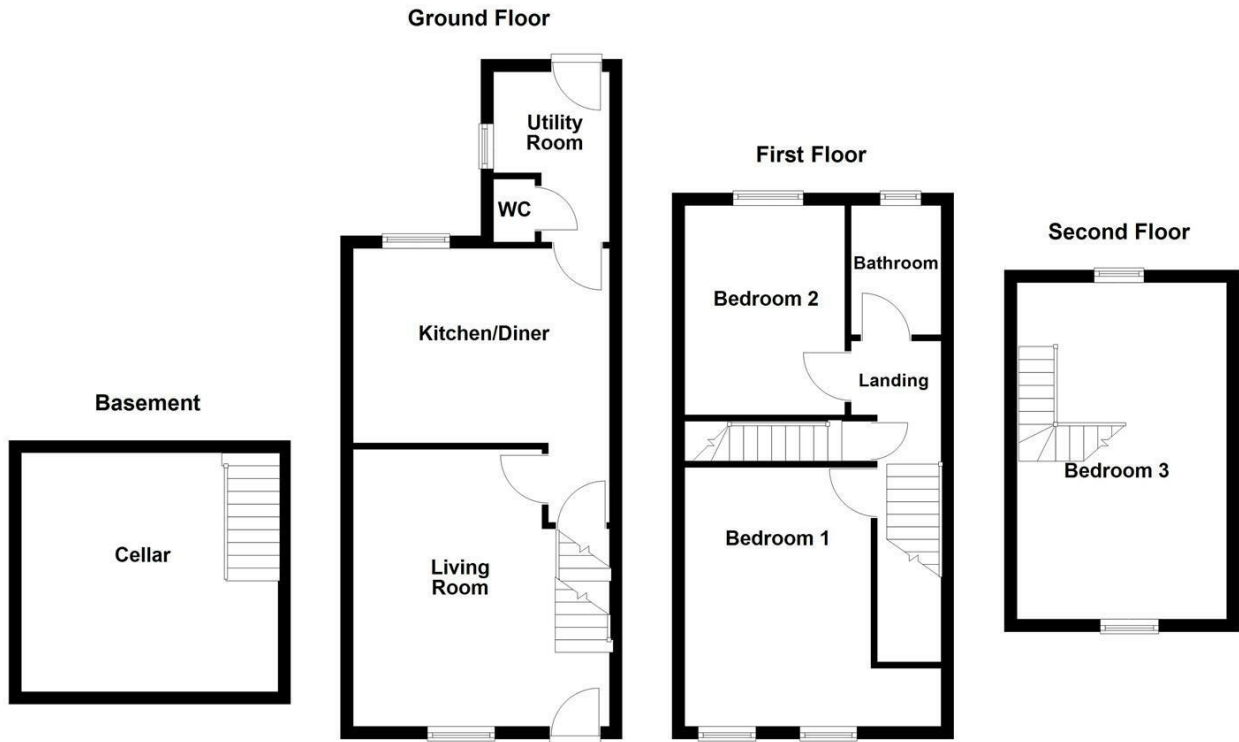
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

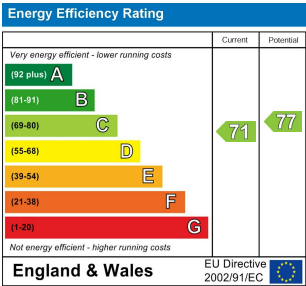


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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take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



## 42 Ryecroft Street, Ossett, WF5 9EL

### For Sale Freehold £215,000

Introducing to the market this three bedroom terraced property, situated in the sought after location of Ossett, Wakefield. Boasting three storeys of accommodation, three well proportioned bedrooms, and a well equipped kitchen diner, this property is certainly not one to be missed.

The property briefly comprises of a UPVC entrance door which opens into the living room, equipped with a multi-fuel log burner and staircase to the first floor landing. From here, access is given to the kitchen diner, fitted with integrated appliances and a range cooker, as well as entrances to the cellar and utility room. The utility room includes an enclosed downstairs W.C. and opens onto the rear garden. The cellar is tanked and ventilated, currently used for storage but offering potential to be converted into a home office or study. To the first floor, the accommodation leads into bedroom one (a spacious double) and bedroom two, along with a modern family bathroom. To the second floor is a further large double bedroom, featuring Velux windows to both the front and rear elevations. Externally, the property benefits to the front from a gated buffer yard. To the rear is a landscaped garden enclosed by timber fencing, laid to lawn with turf, complemented by a grey Indian stone patio and flagged pathway leading to a driveway providing parking for one car.

The property further benefits from UPVC double glazing and gas central heating. Perfect for first-time buyers, young professionals, or a growing family, with close links to the M1 motorway, within walking distance of both primary and secondary schools, and close to a range of shops and amenities.

Only upon viewing can the full extent of the accommodation and features be truly appreciated.





## ACCOMMODATION

### LIVING ROOM

14'4" x 13'5" [4.39m x 4.10m]

UPVC double glazed entrance door into the living room. UPVC double glazed window to the front with fitted shutters, stairs to the first floor landing, central heating radiator, a multi-fuel log burner and a door into the hallway.



### HALLWAY

The hallway provides access to the kitchen/diner and down to the cellar.

### CELLAR

13'5" x 12'5" [4.10m x 3.80m]

Fully tanked and insulated, power and light within.

### KITCHEN/DINER

13'10" x 12'11" [4.24m x 3.95m]

UPVC double glazed window to the rear with fitted shutters, central heating radiator. A range of wall and base units with laminate worksurfaces over, splashback tiling and a composite sink with mixer tap and drainer. Integrated fridge, integrated freezer, integrated dishwasher and a range cooker. Door into the utility room.

### UTILITY ROOM

6'3" x 9'9" [1.92m x 2.98m]

UPVC double glazed window to the rear, UPVC double glazed door to the rear, central heating radiator, door into the downstairs W.C.. Laminate work surface over, plumbing for washing machine and space for a tumble dryer. The boiler is housed in here.

### DOWNSTAIRS W.C.

2'5" x 2'0" [0.74m x 0.62m]

Tiled flooring and a low flush W.C..

### FIRST FLOOR LANDING

Doors to bedrooms one, two and the family bathroom with stairs rising to the second floor (bedroom three).

### BEDROOM ONE

14'4" x 9'11" [4.39m x 3.03m]

Two UPVC double glazed windows to the front, central heating radiator.



### BEDROOM TWO

11'1" x 6'9" [3.38m x 2.08m]

UPVC double glazed window to the rear, central heating radiator, storage cupboard.



### BATHROOM

4'0" x 8'0" [1.24m x 2.46m]

Frosted UPVC double glazed window to the rear, a chrome heated towel radiator, part tiled walls. Low flush W.C., ceramic vanity units with hot and cold taps, panelled bath with hot and cold taps, shower attachment and an overhead shower.



### BEDROOM THREE

10'11" x 18'4" [3.33m x 5.59m]

Two Velux windows to the front and rear, central heating radiator.



## OUTSIDE

To the front of the property is a low maintenance buffer garden, enclosed by timber fencing with a gate for access. To the rear, the garden features an Indian stone flagged patio, an Indian stone pathway leading to the driveway, and a laid to lawn garden, all enclosed by timber fencing with gated access. The property also benefits from off road parking for one car.



## 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.