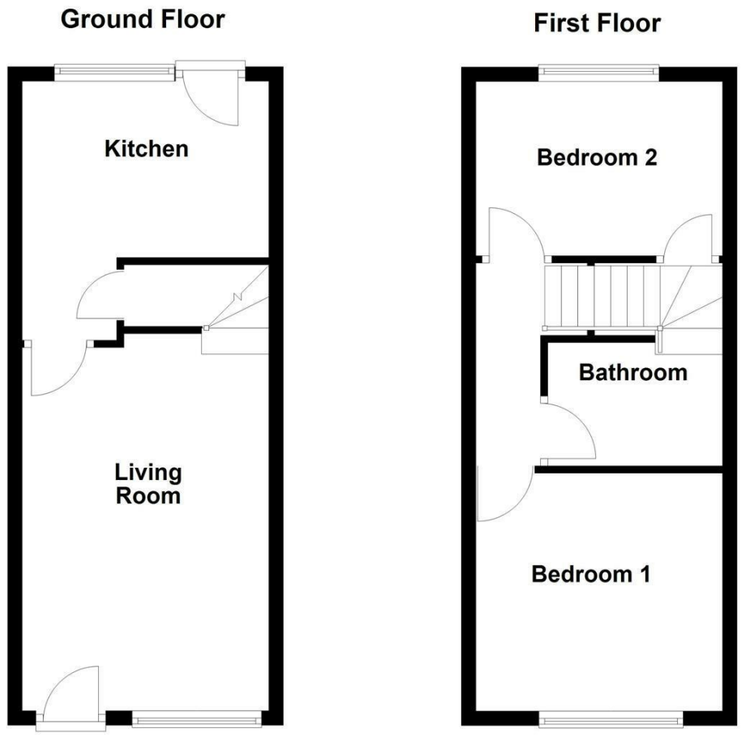
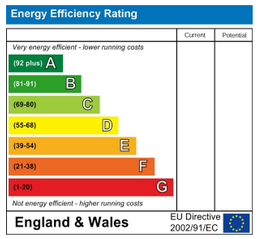


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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

87 Pildacre Lane, Ossett, WF5 8PX

For Sale Freehold Offers Over £180,000

This well presented two double bedroom mid townhouse is situated in the popular town of Ossett, benefiting from a wide range of local amenities. The property also enjoys excellent transport links, including convenient access to the M1 motorway, making it ideal for commuters.

The accommodation is arranged over two floors and briefly comprises, to the ground floor, a spacious lounge and a fitted kitchen. To the first floor are two well proportioned double bedrooms and a house bathroom. Externally, the property benefits from both front and rear gardens, together with a single garage located to the rear of the property.

The home has been well maintained throughout and offers ready to move into accommodation, making it an ideal purchase for first time buyers, those looking to downsize, or investors alike. The property is offered for sale with no onward chain.

ACCOMMODATION

LIVING ROOM
11'1" x 21'5" (3.40m x 6.55m)
UPVC double glazed entrance door to the front leading directly into the lounge with a front facing UPVC double glazed window, a feature fireplace with inset electric fire, central heating radiator, coving to the ceiling, stairs leading to the first floor and a door leading through to the kitchen.

KITCHEN
11'2" x 8'7" (3.42m x 2.62m)
A range of wall and base units with complementary work surfaces over, incorporating a sink and drainer with swan neck mixer tap. A freestanding cooker, space for a freestanding fridge/freezer, along with space and plumbing for an undercounter washing machine. Vinyl wood effect flooring, a rear facing UPVC double glazed window, and a UPVC double glazed door providing access to the rear garden. A useful storage cupboard and a single central heating radiator.

FIRST FLOOR LANDING
Loft access, a central heating radiator, and doors providing access to the two bedrooms and the house bathroom.

BEDROOM ONE
11'2" x 11'2" (3.41m x 3.41m)
A front facing UPVC double glazed window, central heating radiator and carpeted flooring.

BEDROOM TWO
9'1" x 11'3" (2.77m x 3.43m)
A rear facing UPVC double glazed window, central heating radiator, carpeted flooring, and a useful built-in storage cupboard.

BATHROOM/W.C.
7'9" x 5'5" (2.37m x 1.67m)
A white three piece suite including a panelled bath with electric shower over, pedestal wash basin, and low flush w.c. Fully tiled to the walls and floor, with tiling extending to the ceiling. A useful built-in storage cupboard and extractor fan.

OUTSIDE
Externally, to the front of the property is a lawned garden with a paved pathway leading to the entrance. To the rear, the property benefits from an enclosed, low maintenance garden with a lawn and paved pathway providing rear access. The property further benefits from a single garage situated to the rear of the garden.

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.