



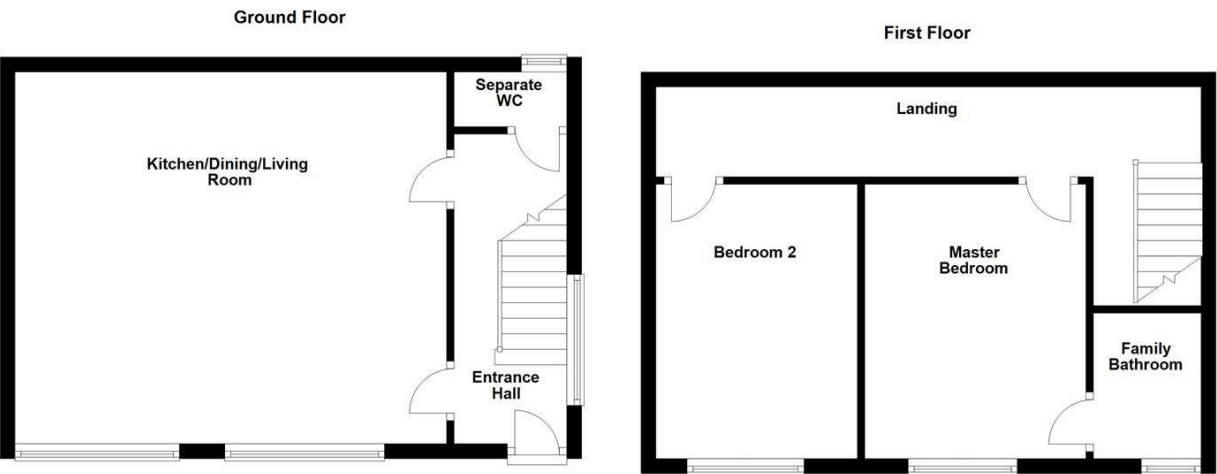
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

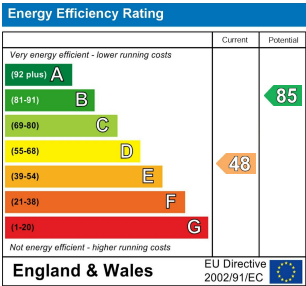


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



23a High Street, Ossett, WF5 9QS

For Sale Freehold £149,950

Introducing to the market this stone fronted two double bedroom semi detached property situated in the sought after location of Ossett benefitting from open plan kitchen/dining/living space.

The property briefly comprises of the entrance hall, open plan kitchen/dining/living space and downstairs w.c. Stairs to the first floor lead to two double bedrooms with bathroom accessed via bedroom one. Externally there is a low maintenance buffer yard to the front and on street parking.

The property is ideally located for all local shops and amenities that Ossett has to offer including its twice weekly market and close to the motorway network, perfect for those looking to commute further afield.

A full internal inspection will reveal the potential on offer and a viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door, stairs to the first floor landing with UPVC double glazed windows to the side elevation and doors to the open plan kitchen/dining/living room and downstairs w.c.

KITCHEN/DINING/LIVING ROOM

18'1" x 15'0" [5.52m x 4.59m]

Range of wall and base units with laminate work surface incorporating stainless steel sink with mixer tap, integrated cooker, four ring gas hob and plumbing for a fridge. Laminate flooring, two central heating radiators and UPVC double glazed windows to the front elevation.



W.C.

Low flush w.c. and wash hand basin. Central heating radiator and UPVC double glazed window to the rear.

FIRST FLOOR LANDING

UPVC double glazed windows to the rear elevation, central heating radiator and doors to two bedrooms.

BEDROOM ONE

9'7" x 11'7" [2.93m x 3.54m]

UPVC double glazed window to the front

elevation, central heating radiator and door to the bathroom.



BATHROOM/W.C.

4'5" x 6'1" [1.35m x 1.86m]

Three piece suite comprising low flush w.c., wash hand basin with storage drawers and panelled bath with shower head attachment. UPVC double glazed frosted window to the front elevation, chrome ladder style radiator and extractor fan.



BEDROOM TWO

12'0" x 8'6" [3.68m x 2.60m]

Central heating radiator and UPVC double glazed window to the front elevation.



OUTSIDE

To the front is a small buffer yard and on street parking.

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.