



WAKEFIELD
01924 291 294

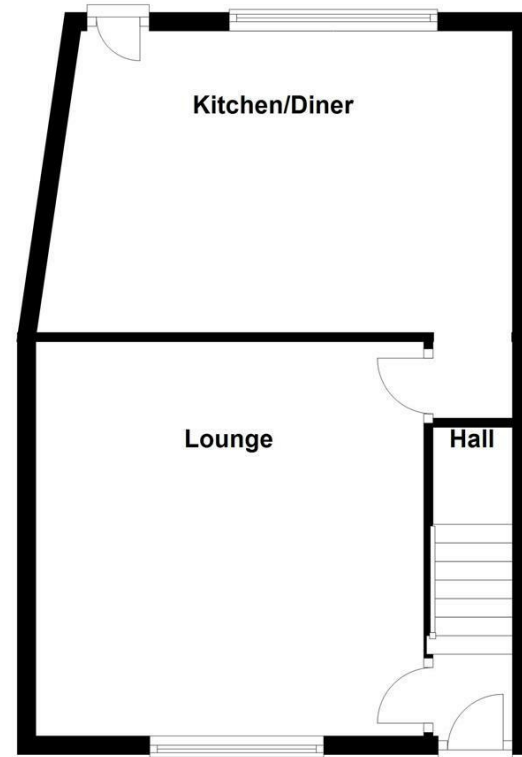
OSSETT
01924 266 555

HORBURY
01924 260 022

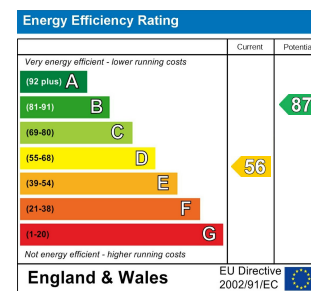
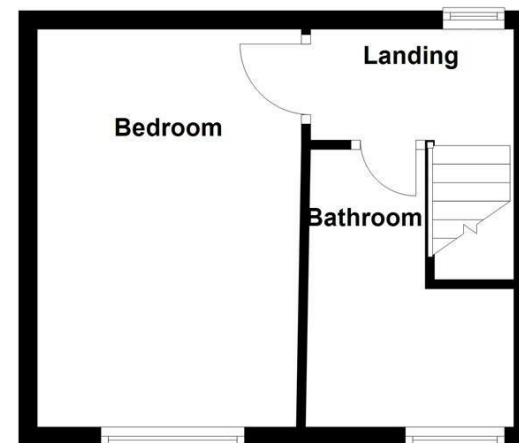
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

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.



12 Saville Street, Ossett, WF5 0JX

For Sale Freehold £160,000

Situated in the popular area of Ossett is this superbly presented one bedroom end terrace property benefitting from modern kitchen, off road parking and enclosed rear garden.

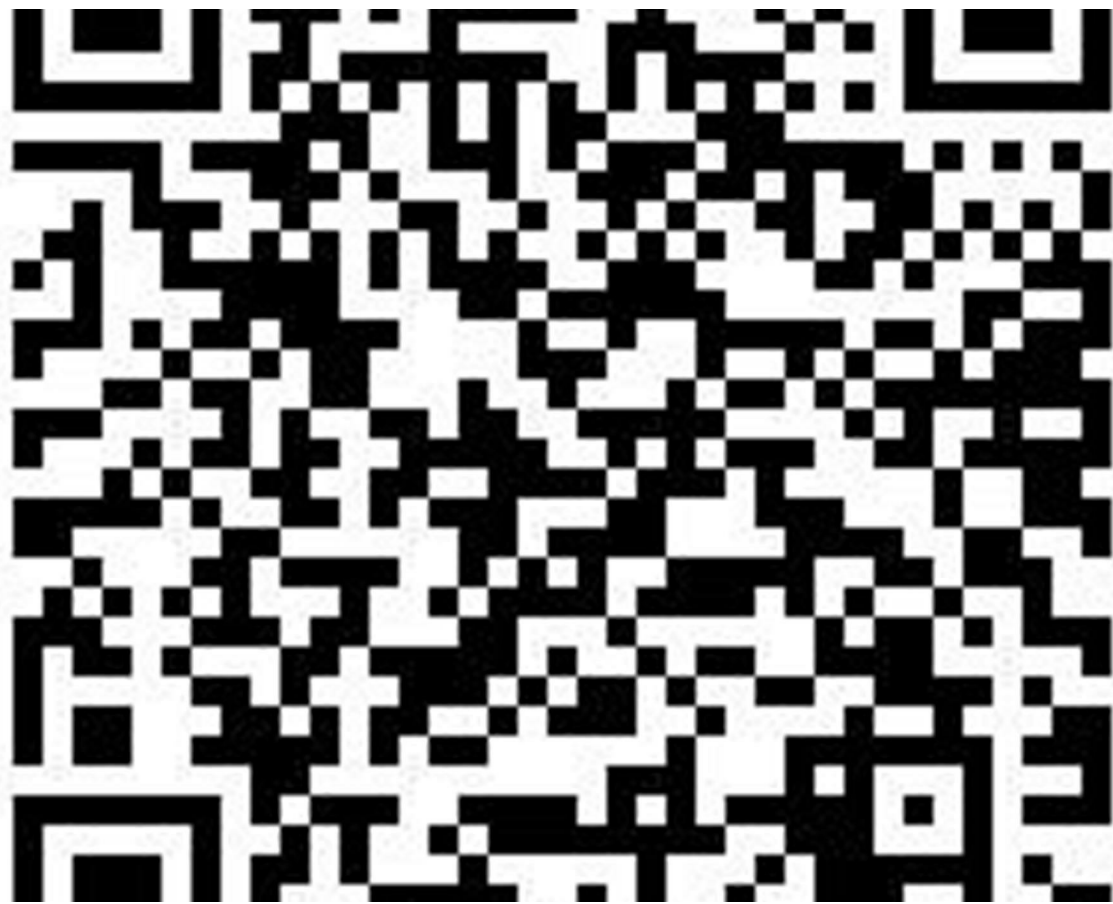
The property briefly comprises of the entrance hall, lounge and modern fitted kitchen/diner. The first floor landing leads to a double bedroom and four piece house bathroom. Externally the property has an artificial lawn to the front with gravelled area to the side providing off road parking for one vehicle. To the rear is an enclosed garden comprising artificial lawn and decked patio seating area.

The property is ideally placed for all local shops and amenities that Ossett has to offer including its twice weekly market. It is well situated for local bus routes and the motorway network for those looking to travel further afield.

Presented to a high standard and ready to move into, this property could make a fantastic first time home and a viewing is highly recommended.



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ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door, central heating radiator, stairs to the first floor landing and door through to the lounge.

LOUNGE

14'1" x 13'9" [4.30m x 4.21m]

UPVC double glazed window to the front elevation, two central heating radiators and an open fireplace with space for an electric fire. Door through to the kitchen.



KITCHEN

15'5" x 10'2" [4.70m x 3.11m]

Modern fitted wall and base units with wood effect laminate work surface over, stainless steel sink and drainer, integrated oven with gas hob, space for a washing machine and space for a fridge/freezer. UPVC double glazed window and door to the rear elevation and two central heating radiators.



FIRST FLOOR LANDING

UPVC double glazed window to the rear and doors to the bedroom and bathroom.

BEDROOM ONE

13'11" x 9'1" [4.26m x 2.78m]

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



BATHROOM/W.C.

10'3" x 7'6" [3.13m x 2.31m]

Four piece suite comprising corner shower cubicle with wall mounted electric shower, bath with hand held shower attachment, low flush w.c. and wash hand basin with mixer tap. UPVC double glazed frosted window to the front elevation and central heating radiator.



OUTSIDE

To the front is an artificial lawn with side gravel area providing potential for off street parking for one vehicle. To the rear of the property is an artificial lawn with corner decked seating area, surrounded by walls and timber fencing.



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.