



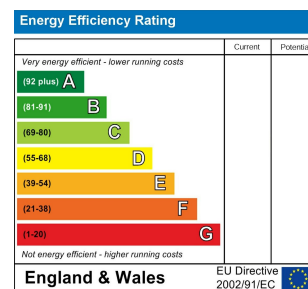
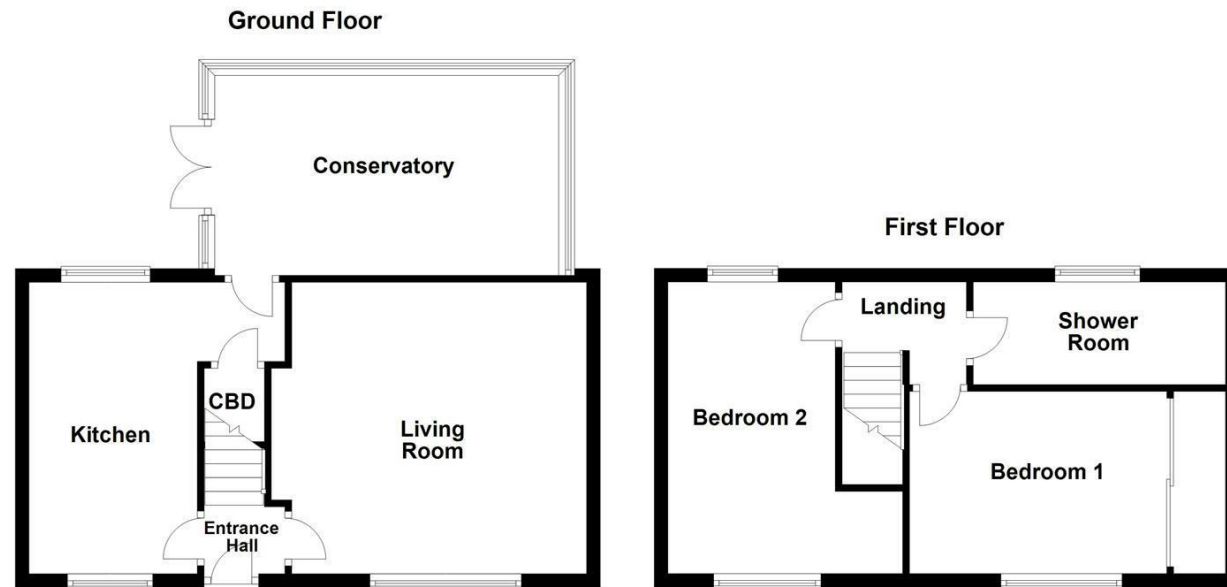
WAKEFIELD
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OSSETT
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HORBURY
01924 260 022

NORMANTON
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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.



25 Field Lane, Ossett, WF5 9DZ

For Sale Freehold £200,000

Superbly appointed throughout is this attractive two double bedroom semi detached home, offering stylish and well maintained accommodation, complemented by low maintenance gardens, UPVC double glazing and gas central heating.

The accommodation briefly comprises an entrance hall with staircase to the first floor, leading into a spacious living room with feature fireplace. To the rear is a contemporary fitted kitchen, complete with integrated appliances, which in turn leads into a bright conservatory providing additional living space and access to the garden. To the first floor, the landing provides access to two well proportioned double bedrooms and a modern shower room fitted with a sleek suite. Externally, the property benefits from a tarmac driveway providing off road parking. To the rear, there is an enclosed artificially lawned garden incorporating a paved patio area, ideal for outdoor dining and entertaining.

The property is well placed for a range of local amenities including shops, schools and bus routes, and offers excellent access to the motorway network, making it ideal for commuters.

A fantastic home, perfectly suited to first time buyers, professional couples or small families. Early viewing is highly recommended.



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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door leading into the hallway with staircase to the first floor landing and access into the lounge.

LIVING ROOM

14'0" x 14'2" [4.27m x 4.32m]

UPVC double glazed window to the front, central heating radiator and feature electric fire with modern surround.



KITCHEN

8'1" x 14'0" [2.47m x 4.27m]

Fitted with a range of high gloss wall and base units with laminate work surface over incorporating sink and drainer

with mixer tap. Integrated Neff oven and grill, four ring induction hob with glass splashback, integrated fridge and freezer, integrated dishwasher and space for appliances. The boiler is also housed here. UPVC double glazed windows to the front and rear creating a dual aspect, with a UPVC door leading into the conservatory.

CONSERVATORY

9'7" x 16'6" [2.93m x 5.04m]

UPVC double glazed construction on a brick built base with French doors leading out to the rear garden and central heating radiator.



FIRST FLOOR LANDING

Providing access to two bedrooms and the shower room.

BEDROOM ONE

8'9" x 15'2" [2.67m x 4.63m]

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



BEDROOM TWO

8'0" [min] x 11'3" [max] x 14'0" [2.45m [min] x 3.44m [max] x 4.27m]

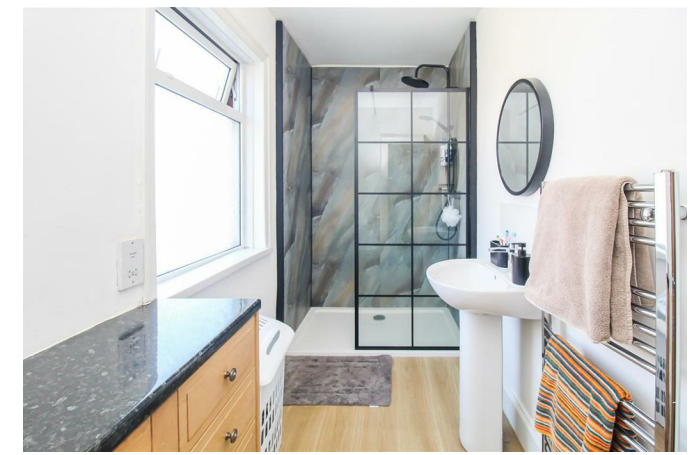
UPVC double glazed windows to the front and rear, central heating radiator.



SHOWER ROOM/W.C.

12'1" x 4'11" [3.70m x 1.50m]

Fitted with a modern suite comprising low flush W.C., pedestal wash basin and walk in shower with mixer shower and attachment. Heated towel rail and frosted UPVC double glazed window to the rear.



OUTSIDE

To the front, there is a tarmac driveway providing off road parking. To the rear, there is an enclosed artificially lawned garden incorporating a paved patio area, ideal for outdoor dining and entertaining.



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.