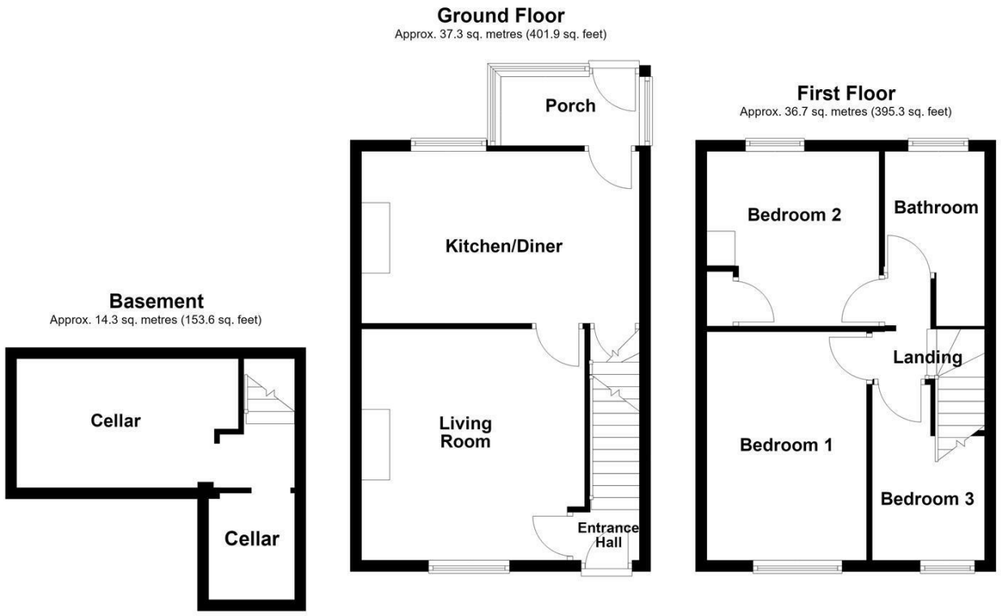


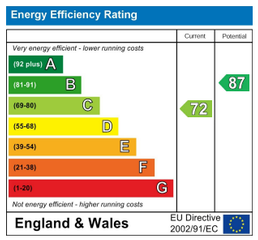

Total area: approx. 88.3 sq. metres (950.8 sq. feet)

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.

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# 63 Manor Road, Ossett, WF5 0LD

## For Sale Freehold £220,000

Deceptively spacious and full of character, this three-bedroom mid-terraced home is one to move quickly on — offering original period features, generous accommodation and a large rear garden, all at a very competitive price for the area. Ideally suited to first-time buyers, professional couples and families alike, the property further benefits from a useful cellar room and an excellent outdoor space.

The property is approached through a timber gate into a low-maintenance buffer garden enclosed by timber fencing. The entrance hall gives access to the first-floor staircase and leads into a bright living room, which retains attractive period features including a detailed ceiling rose and ornate coving. The living room flows through to a spacious kitchen diner, fitted with a range of integrated appliances and offering an ideal space for everyday dining and entertaining. A timber door leads to the rear porch, while a further staircase gives access to the lower ground floor of a cellar room, with lighting, providing valuable additional storage. To the first floor, the landing gives access to three well-proportioned bedrooms and a modern three-piece family bathroom. Externally, the rear garden is a particular feature of the property. A generous L-shaped paved patio provides an ideal setting for al fresco dining and entertaining, while beyond it lies a larger lawned garden with a further paved seating area and a substantial timber double shed, all enclosed by timber fencing.

The property is conveniently positioned within walking distance of local amenities and schools, with regular bus services providing access to Wakefield city centre, while the M1 motorway network is also only a short distance away, making the property particularly convenient for commuters.
An early viewing is highly recommended to fully appreciate the space, character and generous garden this attractive home has to offer.



## ACCOMMODATION

### ENTRANCE HALL
Composite front entrance door leading into the entrance hall, with frosted glazed fanlight above. Central heating radiator and staircase providing access to the first floor landing, with feature timber half-panelled walls and decorative archway. Door leading into the living room.

### LIVING ROOM
13'4" x 12'9" (4.08m x 3.91m)
Decorative ceiling rose, coving to the ceiling and picture rail. UPVC double glazed window overlooking the front aspect, central heating radiator and door providing access to the kitchen diner.



### KITCHEN/DINER
10'0" x 16'4" (3.07m x 4.98m)
Fitted with a range of wall and base units with solid wood work surfaces over, incorporating a single bowl sink and drainer with swan neck mixer tap. Space and plumbing for a washing machine, integrated oven and grill, four ring ceramic hob with extractor hood above and a breakfast bar area. Contemporary dark grey radiator, inset spotlights to the ceiling and UPVC double glazed window overlooking the rear garden. Integrated fridge with separate integrated freezer below. A door provides access to the staircase leading down to the cellar on the lower ground floor, while a further opening leads into the rear porch.

### PORCH
8'4" x 4'0" (2.55m x 1.22m)
UPVC double glazed windows to two sides and UPVC double glazed door providing access to the rear garden. Pitched sloping ceiling.

### CELLAR ROOM
12'0" x 8'0" (3.66m x 2.44m)
Useful cellar storage with UPVC double glazed window overlooking the front aspect, original polished concrete flooring and lighting. Openings provide access to the original cold store area and the main cellar room.

### FIRST FLOOR LANDING
Loft access and four doors providing access to three bedrooms and the modern house bathroom.

### BEDROOM ONE
9'3" x 13'4" (2.84m x 4.07m)
UPVC double glazed window overlooking the front elevation and central heating radiator.



### BEDROOM TWO
10'0" x 10'0" (3.07m x 3.06m)
UPVC double glazed window overlooking the rear elevation, central heating radiator and built-in single wardrobe.



### BEDROOM THREE
10'5" x 6'6" (3.18m x 2.00m)
UPVC double glazed window overlooking the front elevation, central heating radiator and built-in single bed frame.

### BATHROOM/W.C.
9'10" x 5'11" (3.00m x 1.82m)
Fitted with a contemporary three piece suite comprising P-shaped panelled bath with black mixer tap, mixer shower with rainfall shower head and separate shower attachment, low flush W.C. and wash basin. Part marble effect tiled walls and fully tiled floor, black ladder style radiator, inset spotlights to the ceiling, extractor fan and frosted UPVC double glazed window overlooking the rear elevation.



## OUTSIDE
Timber gates provide access into a low maintenance paved buffer garden with pebbled edging. The garden is enclosed by timber fencing. To the rear is a paved patio area wrapping around the rear porch, opening onto a larger than average lawned garden. A further large paved seating area and timber shed with double doors provide useful outdoor space and storage. The garden is enclosed by timber fencing and also benefits from an external water connection.



## 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.