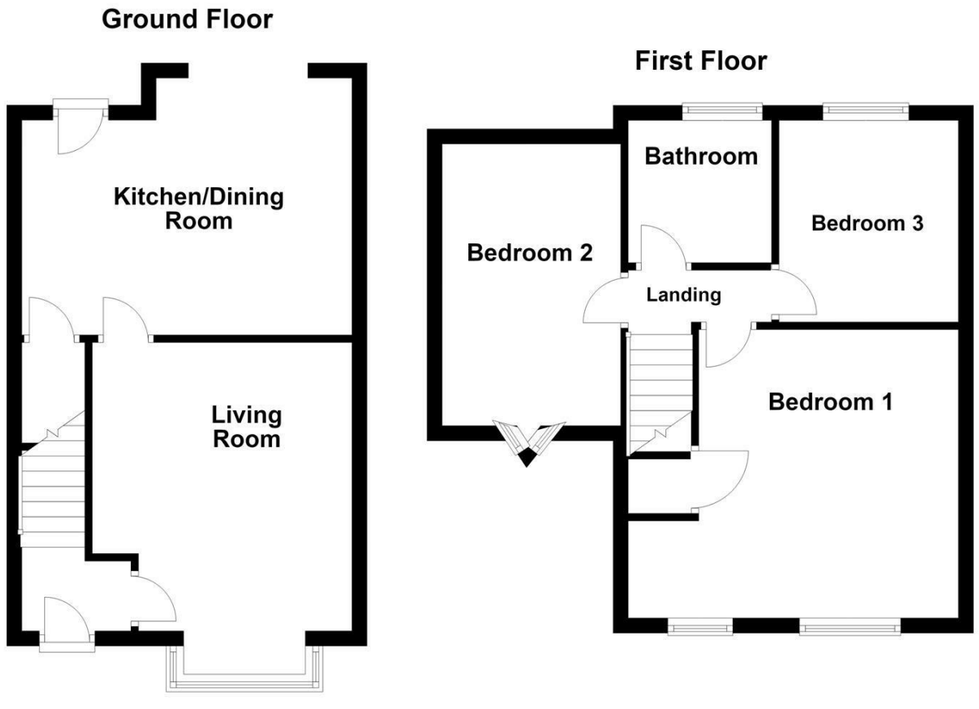
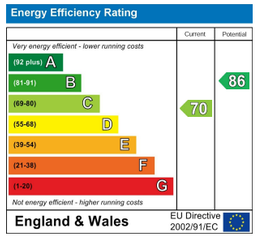




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



2 Rydale Mews, Ossett, WF5 8PD

For Sale Freehold £250,000

Occupying a popular residential position is this attractive three bedroom semi detached family home in a sought after cul-de-sac location. Offering spacious and well proportioned accommodation, the property benefits from a generous living room, open plan kitchen diner, low maintenance garden to the rear and driveway parking.

The accommodation comprises a welcoming entrance hall leading through to the spacious living room, together with an open plan kitchen and dining room providing an excellent sociable space for everyday family life and entertaining. To the first floor are three well proportioned bedrooms together with the main family bathroom. Externally, the property benefits from a low maintenance rear garden and driveway parking.

The property enjoys an appealing setting surrounded by delightful countryside, providing excellent opportunities for walking and outdoor recreation, while remaining particularly well placed for commuters. Junction 40 of the M1 motorway provides convenient access to the wider motorway network. The village itself offers a good range of everyday amenities and facilities, including a junior and infant school, church, post office, local shops and public house, together with public transport connections.

This attractive property represents an excellent opportunity for couples and growing families alike. An early viewing is highly recommended to fully appreciate the accommodation, setting and potential this family home has to offer.



ACCOMMODATION

ENTRANCE HALL
Front facing entrance door leading into the entrance hallway. Carpeted staircase providing access to the first floor landing and door leading through to the living room.

LIVING ROOM
12'4" x 9'8" (3.78m x 2.97m)
UPVC double glazed leaded bay window overlooking the front elevation and carpeted flooring. Television point and access through to the kitchen.



KITCHEN
14'7" x 11'5" (4.45m x 3.50m)
Fitted with a stylish range of wall and base units with complementary work surfaces over, incorporating a one and a half bowl stainless steel sink and drainer with mixer tap. Integrated dishwasher, built-in electric oven and four ring hob with coloured splashback and extractor hood above. Space for a freestanding fridge freezer and space and plumbing for an automatic washing machine. Part tiled walls, laminate flooring, useful breakfast bar and central heating radiator. Rear facing UPVC double glazed leaded window and UPVC double glazed door opening onto the rear garden.



FIRST FLOOR LANDING
Doors provide access to three bedrooms and the house bathroom.

BEDROOM ONE
14'7" x 12'4" (4.47m x 3.76m)
Two front facing UPVC double glazed windows. Built-in cupboard positioned over the stair bulkhead.



BEDROOM TWO
8'9" x 8'0" (2.67m x 2.46m)
Rear facing UPVC double glazed leaded window, carpeted flooring and double central heating radiator.



BEDROOM THREE
10'9" x 9'3" (3.30m x 2.84m)
Front facing UPVC double glazed leaded window and double central heating radiator.

HOUSE BATHROOM
6'3" x 5'4" (1.93m x 1.65m)
Fitted with a three piece suite comprising panelled bath with shower over, pedestal wash basin and low flush W.C. Part tiled walls, vinyl floor tiles, double central heating radiator and rear facing frosted UPVC double glazed window.



OUTSIDE
To the front is a driveway providing ample off road parking together with a low maintenance garden. To the rear is an enclosed and low maintenance garden which is mainly paved and enclosed by timber fencing.





COUNCIL TAX BAND
The council tax band for this property is C.

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.