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 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.



WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



134 Manor Road, Ossett, WF5 0LW

For Sale Freehold £199,950

A well presented two/three bedroom semi detached property offered to the market with no onward chain benefitting from loft room, garage, low maintenance gardens and a pleasant view of Illingworth Park opposite.

The property briefly comprises of the entrance hall, lounge and kitchen with access to the cellar and utility room. The first floor landing leads to two bedrooms and family bathroom with access to the loft room via the main bedroom. Outside there are low maintenance gardens to the side and rear comprising of a pebbled garden with decked area, outdoor bar and shed. There is a detached garage with power and light, currently used as a workshop.

The property is ideally placed for all local shops and amenities that both Ossett and Horbury have to offer, such as local schools. The motorway network is only a short drive away, perfect for those looking to travel further afield.

Ready to move into, the property is available full/part furnished if required. This property would make a fantastic home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door, stairs to the first floor landing and door to the lounge.

LOUNGE

13'11" x 12'1" [4.25m x 3.69m]

UPVC double glazed window to the front elevation, central heating radiator and feature gas fireplace with wood surround. Door leading through to the kitchen.



KITCHEN

17'4" x 11'0" [5.29m x 3.36m]

Range of base units with wood effect laminate work surface

over incorporating central island, 1 1/2 sink and drainer unit with mixer tap, integrated oven with gas hob and cooker hood, space for an American style fridge/freezer, UPVC double glazed window and stable door to the rear elevation, access down to the cellar, built in understairs storage cupboard, central heating radiator and door to the utility room.

UTILITY ROOM

7'9" x 5'10" [2.37m x 1.79m]

Wall unit with laminate work surface over with plumbing for a washing machine and dryer. UPVC double glazed window and door to the side elevation.

FIRST FLOOR LANDING

Doors to two bedrooms and family bathroom.

BEDROOM ONE

13'9" x 12'0" [4.21m x 3.68m]

UPVC double glazed window to the front elevation, central heating radiator and staircase leading to the loft room.



BEDROOM TWO

10'7" x 10'5" [3.23m x 3.20m]

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



BATHROOM/W.C.

7'10" x 6'8" [2.40m x 2.04m]

Three piece suite comprising wall mounted shower over the bath, wash hand basin with mixer tap and low flush w.c. UPVC double glazed frosted window to the rear elevation and chrome style ladder radiator.



LOFT ROOM

14'3" x 12'9" [4.36m x 3.89m]

Velux windows to the front and rear, central heating radiator and built in storage either side of the eaves. Could be used a further bedroom, subject to the correct planning permission.



OUTSIDE

To the rear is a decked patio seating area which drops down to a pebbled area with bar area and shed. There is a single detached garage with power and light, currently used a workshop.



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.