



WAKEFIELD  
01924 291 294

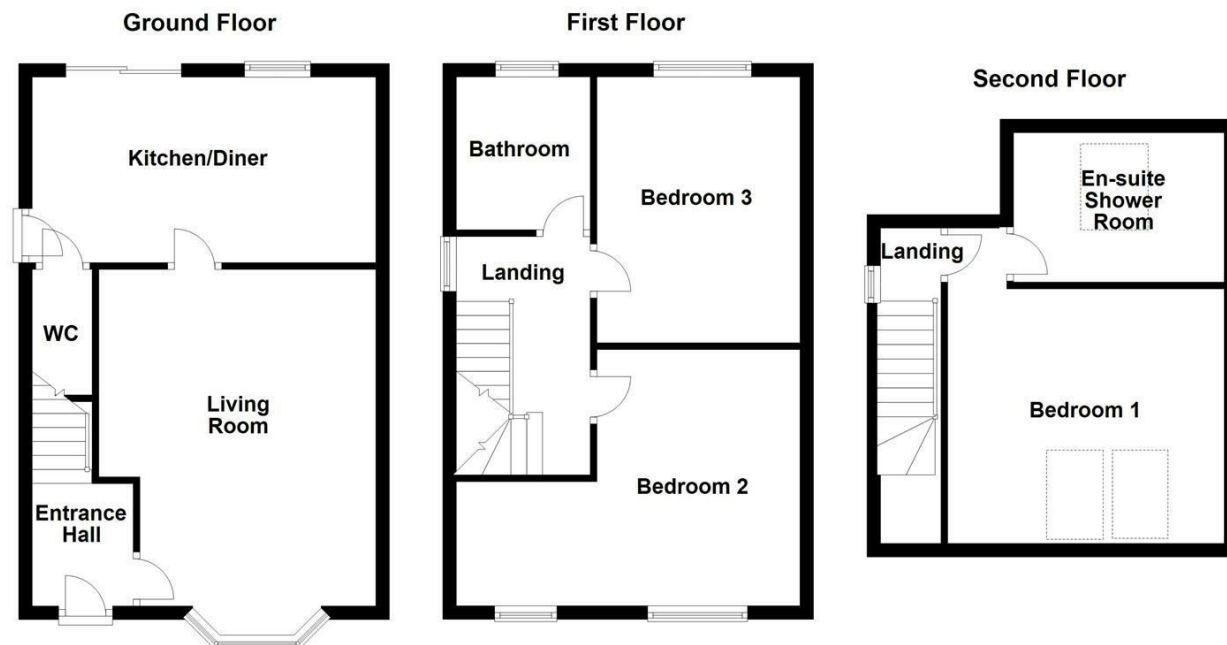
OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT  
01977 798 844

CASTLEFORD  
01977 808 210



OTHER INFORMATION

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 [www.mortgagesolutionsofwakefield.co.uk](http://www.mortgagesolutionsofwakefield.co.uk)

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 deal available to you\* Wakefield - Contact Vince Hickman 01924 339572 or [vince@mortgagesolutionsofwakefield.co.uk](mailto:vince@mortgagesolutionsofwakefield.co.uk) Ossett - Contact Sharon Dorsett 01924 266555 or [sharon@mortgagesolutionsofwakefield.co.uk](mailto:sharon@mortgagesolutionsofwakefield.co.uk) Pontefract & Castleford - Contact Chris Houseman 01977 808210 or [chris@mortgagesolutionsofwakefield.co.uk](mailto:chris@mortgagesolutionsofwakefield.co.uk)

\*your home may be repossessed if you do not keep up repayments on your mortgage.

FREE VALUATION

If you are thinking of a making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of Wakefield for 50 years and now selling and renting houses in Pontefract and Castleford.

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. Also, the Richard Kendall Property Magazine is sent to all applicants on our mailing list FREE OF CHARGE.

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.

130 Kingsway, Ossett, WF5 8DQ

For Sale £275,000

\*\*PLOTS 2, 5, AND 7 SSTC & PLOT 4 NOW RESERVED\*\*

Four spacious three storey three/four bedroom semi detached houses forming part of this exclusive high specification development of just eight quality homes by the respected local house builder Hallmark Properties, situated in an enviable position within easy reach of the town centre.

The construction of these properties commenced in February 2021 and all of the properties are expected to be completed within 12 months. The properties are being marketed now to enable buyers to take advantage of purchasing off-plan. Buyers who exchange contracts 6 months or more prior to completion of the property will be able to have input into the specification of the kitchen, bathroom and internal finishes.

These thoughtfully designed properties will comprise 3 x three/four bedroom town houses, 4 x three/four bedroom semi detached houses and a four bedroom detached house. Each property will have an en suite to the main bedroom and will feature the latest levels of insulation and a high efficiency gas fired central heating system as well as double glazed windows and a security system. Further peace of mind is provided by a ten-year warranty.

The development is situated around half a mile from the town hall in the centre of Ossett. Ossett itself is a thriving market town offering a broad range of shops, schools, recreational facilities and is ideally placed for comfortable access to the national motorway network.



## SPECIFICATION

### KITCHENS

A generous number of units in high grade contemporary style materials will feature a double electric oven, gas hob and extractor hood, composite 1.5 bowl sink unit with contemporary mixer tap, laminate worktops, integrated appliances including a fridge/freezer and washer/dryer. Each kitchen will also feature concealed LED lighting beneath the walls units.

### BATHROOMS

The bathroom will be fitted with a full-sized bath with a modern single mixer tap, with a separate thermostatic shower over, minimalist contemporary style w.c. with dual-top flush and a wash basin set in a vanity unit with a modern single mixer tap. The bathroom and en suites will be completed with full-height tiling, LED lighting and an extractor fan.

### FLOORING

The properties will be finished with luxury vinyl flooring to the kitchens and dining rooms, with

quality carpets and underlay to the living rooms, bedrooms and halls, stairs and landings. In the bathrooms a luxury vinyl flooring will be fitted.

### HEATING

A high efficiency gas fired central heating system will be installed together with energy efficient water heating to the kitchens and bathrooms.

### ELECTRICS

Throughout the property will be ample double power sockets, telephone point and in the living rooms, dining rooms and bedrooms will be pendant light fittings. LED lights will be fitted in the kitchens and bathrooms and there will be a T.V. socket in the living rooms with Sky capability.

### SECURITY

Each property will be fitted with a security alarm with external lighting to both the front and rear entrances. There will be a composite front entrance door with multi-point locking system and throughout the properties there will be mains-operate smoke and fire detection.

## DECORATING

The wood work in each property will be finished with white gloss and the ceilings and walls will be plain plastered and painted with matt emulsion in White and Pale Grey.

## OUTSIDE

The private garden to the rear of each property will be laid to lawn with borders to either side. There will be bin storage provision and security/amenity lighting to the front and rear entrances. Each property will have two designated parking spaces.

## ENQUIRIES

For all enquiries please contact our Ossett office on 01924 266555.

## IMAGES

Images shown are computer generated artist impressions and should be used for illustration purposes only.