



WAKEFIELD  
01924 291 294

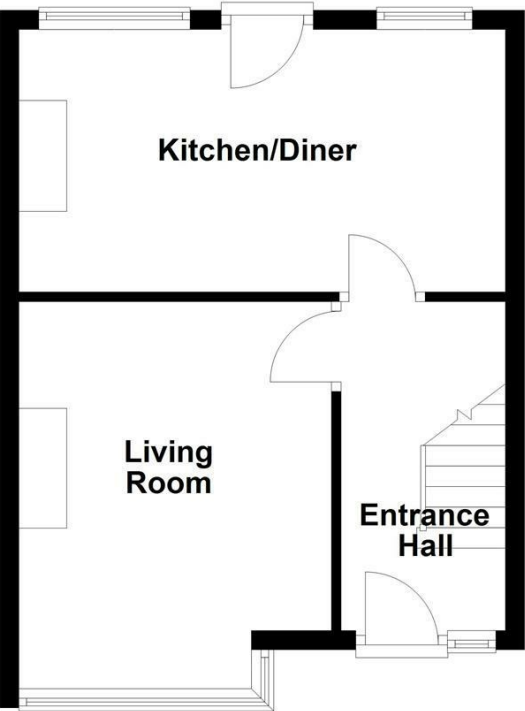
OSSETT  
01924 266 555

HORBURY  
01924 260 022

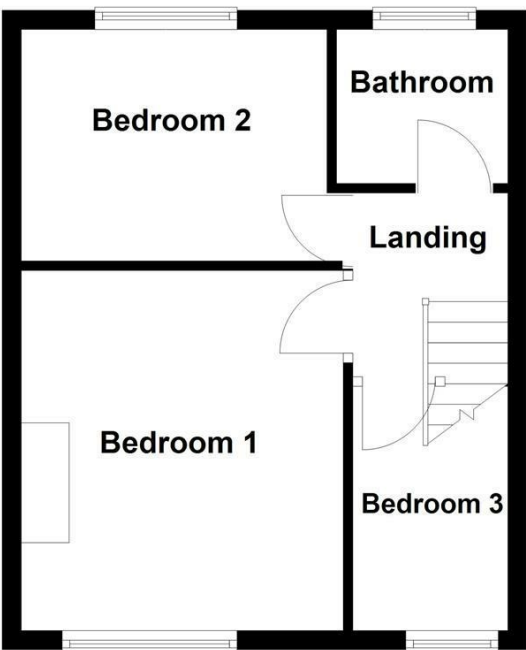
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor

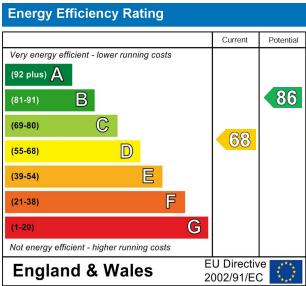


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 5 The Orchard, Ossett, WF5 8PP

### For Sale Freehold £179,950

Tucked away in a pleasant cul de-sac location and within walking distance of Ossett town centre, this well presented three bedroom mid terrace property benefits from an enclosed rear garden and offers well proportioned accommodation throughout.

The property briefly comprises an entrance hall, living room and a kitchen/diner to the ground floor. To the first floor, the landing provides access to three bedrooms and a house bathroom. In addition, there is a useful loft space offering versatility for a variety of uses, subject to the necessary consents. Externally, the rear garden features a paved pathway and a flagged patio, ideal for outdoor seating and entertaining.

The property is ideally positioned for a wide range of local amenities including Ossett's twice weekly market, shops and schools, with excellent access to the motorway network for those commuting further afield.

An ideal home for first time buyers, couples or families, and an early viewing is highly recommended to fully appreciate the accommodation on offer.



ACCOMMODATION

ENTRANCE HALL

A UPVC glazed front entrance door leads into the entrance hall, which benefits from a UPVC double glazed frosted window overlooking the front aspect. Staircase with handrail leading to the first floor landing, doors providing access to the living room and kitchen diner, and an understairs storage cupboard with additional storage space beneath.

LIVING ROOM

10'9" [min] x 11'3" [3.28m [min] x 3.43m]  
A rectangular bay with UPVC double glazed windows overlooking the front aspect, coving to the ceiling and an electric fire set on a granite hearth with matching inset and wooden decorative surround.



KITCHEN/DINER

9'2" x 16'7" [2.8m x 5.08m]  
Fitted with a range of wall and base units with complementary

lamine work surfaces, incorporating a stainless steel sink and drainer with mixer tap. Plumbing for a washing machine beneath the counter, an integrated oven and grill with four ring gas hob and extractor hood above, and space for a freestanding fridge freezer. Laminate flooring, two UPVC double glazed windows overlooking the rear aspect, coving to the ceiling, a strip light and a UPVC double glazed door providing access to the rear garden.

FIRST FLOOR LANDING

Provides access to three bedrooms and the house bathroom.

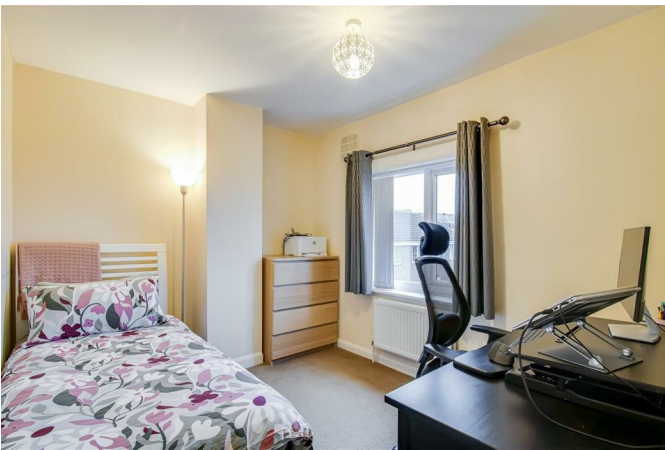
BEDROOM ONE

12'1" x 11'0" [3.69m x 3.37m]  
A UPVC double glazed window overlooking the front elevation, coving to the ceiling, a central heating radiator and a range of fitted wardrobes positioned in the corner of the room.



BEDROOM TWO

10'4" [min] x 11'1" [max] x 8'6" [3.16m [min] x 3.38m [max] x 2.60m]  
A UPVC double glazed window overlooking the rear elevation and a central heating radiator.



BEDROOM THREE

8'3" x 5'4" [2.52m x 1.64m]  
A UPVC double glazed window overlooking the front elevation, a central heating radiator and loft access into a fully boarded loft.



BATHROOM/W.C.

5'3" x 5'10" [1.61m x 1.80m]  
A three piece suite including a panel bath with glass shower screen, mixer tap and separate gold mixer shower over, a wash basin with mixer tap set into vanity drawers below, and a low flush w.c. Tiled walls and flooring, inset spotlights to the ceiling, brushed gold central heating fed towel rail, an extractor fan, a UPVC double glazed frosted window overlooking the rear elevation and a circular vanity mirror with built-in LED lighting.



LOFT SPACE

Access to the fully boarded loft is gained from bedroom three

providing generous storage. Subject to the necessary building regulations and planning permissions, there is potential to extend into the loft space.



OUTSIDE

To the front a cast iron gate provides access to a paved pathway leading to the front door, a low maintenance pebbled garden with an external light with sensor, enclosed by timber fencing and solid brick built walls. To the rear is a low maintenance paved patio garden, enclosed by timber panel fencing on three sides, with a timber gate providing access to the rear pathway. There is an external light and a timber door leading to a brick built outhouse, providing useful garden storage.



COUNCIL TAX BAND

The council tax band for this property is B.

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.