



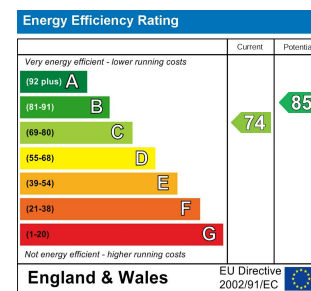
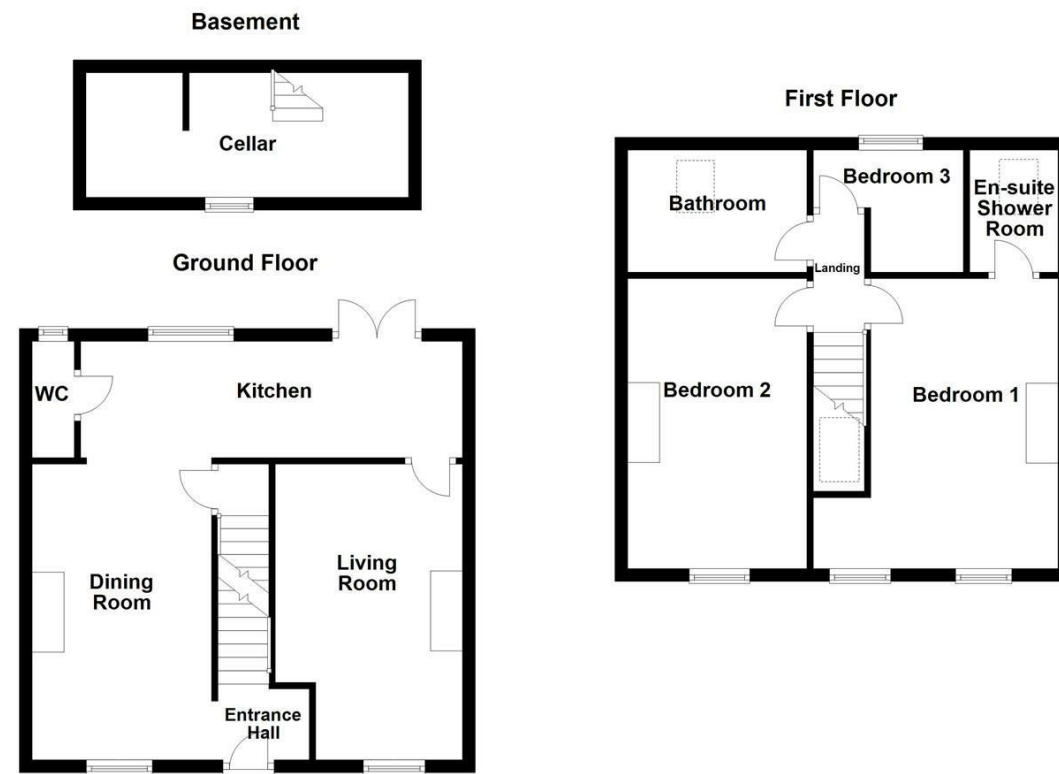
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



**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.



**13 Wycliffe Street, Ossett, WF5 9ER**

**For Sale Freehold Offers Over £240,000**

The property briefly comprises of the entrance hall, lounge, dining room leading to modern kitchen, access to down to the cellar and w/c. The first floor landing provides access to three good sized bedrooms, one of which benefits from an en suite shower room and house bathroom/ w.c. Externally the property benefits from a pebbled drive to the side with off road parking for at least 2 vehicles, a rear flagged patio seating area perfect for outdoor dining, enclosed by timber fencing. The property is also wired in for both CCTV and an electric charging point ready to be installed if needed.

Located on Wycliffe Street the property is perfectly located for all local shops and amenities that Ossett has to offer, including its local schools and twice weekly market. It is also ideally situated for the M1 motorway network for those looking to commute further afield for work.

Completely renovated and modernised throughout boasting several fantastic features this property would make a fantastic home in a desirable location and a viewing is highly recommended to truly appreciate everything on offer.





## ACCOMMODATION

### ENTRANCE HALL

Coving to the ceiling, stairs to the first floor landing and an opening through to the dining room.

### DINING ROOM

14'0" x 9'3" [4.29m x 2.82m]

LED ceiling spotlights, underfloor heating, PVC double glazed window to the front, an opening into the kitchen and door leading down to the cellar.



### KITCHEN

5'8" x 19'7" [1.74m x 5.98m]

Doors to the w.c. and living room, UPVC double glazed window to the rear, set of UPVC double glazed French doors out to the rear garden, LED ceiling spotlights, underfloor heating and

coving to the ceiling. Range of modern wall and base units with Corian work surface over, inset stainless steel sink with drainer and mixer tap with instant hot water tap. Downlighting, Range style cooker with partial pyrex splash back and stainless steel extractor hood, integrated slimline dishwasher.

### W.C.

2'1" x 5'11" [0.66m x 1.82m]

UPVC double glazed frosted window to the rear, low flush w.c., ceramic wash basin with mixer tap and the Ideal combi boiler is housed in here.

### LIVING ROOM

14'6" x 11'0" [max] x 9'1" [min] [4.43m x 3.36m [max] x 2.77m [min]]

UPVC double glazed window to the front, coving to the ceiling and LED ceiling spotlights. Log burning stove with stone hearth, exposed brick surround and stone mantle.



### CELLAR

5'10" x 16'7" [1.8m x 5.06m]

UPVC double glazed window to the front, power and light. Cellar has been tanked to ensure it is waterproofed to prevent damp and mould.

### FIRST FLOOR LANDING

Velux skylight, coving to the ceiling with LED strip lighting and access to three bedrooms and the house bathroom.

### BEDROOM ONE

14'5" x 13'8" [max] x 9'6" [min] [4.41m x 4.18m [max] x 2.92m [min]]

Two UPVC double glazed sash windows to the front, two column central heating radiators, LED ceiling spotlights and coving to the ceiling. Door to the en suite shower room.



### EN SUITE SHOWER ROOM/W.C.

5'8" x 4'6" [1.73m x 1.38m]

Velux skylight, anthracite ladder style radiator, extractor fan, LED ceiling spotlights, low flush w.c., wash basin built into storage unit with mixer tap, shower cubicle with overhead shower and glass shower screen.



### BEDROOM TWO

14'5" x 9'3" [4.41m x 2.84m]

UPVC double glazed sash window to the front, coving to the ceiling, LED ceiling spotlights and column central heating radiator.

### BEDROOM THREE

9'4" x 5'8" [max] x 2'7" [min] [2.86m x 1.74m [max] x 0.79m [min]]

UPVC double glazed window to the rear, LED ceiling spotlights and column central heating radiator.

### BATHROOM/W.C.

7'7" x 5'9" [2.32m x 1.77m]

LED ceiling spotlights, Velux skylight, anthracite ladder radiator, low flush w.c., ceramic wash basin built into a storage unit and mixer tap. Panelled bath with mixer tap, overhead shower and glass shower screen. Partially tiled and extractor fan.



### OUTSIDE

To the front there is a small paved buffer garden with a pebbled driveway to the side providing off road parking for several vehicles. To the rear is a low maintenance stone paved patio area, perfect for outdoor dining and entertaining, surrounded by timber fencing.



### 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.