



WAKEFIELD  
01924 291 294

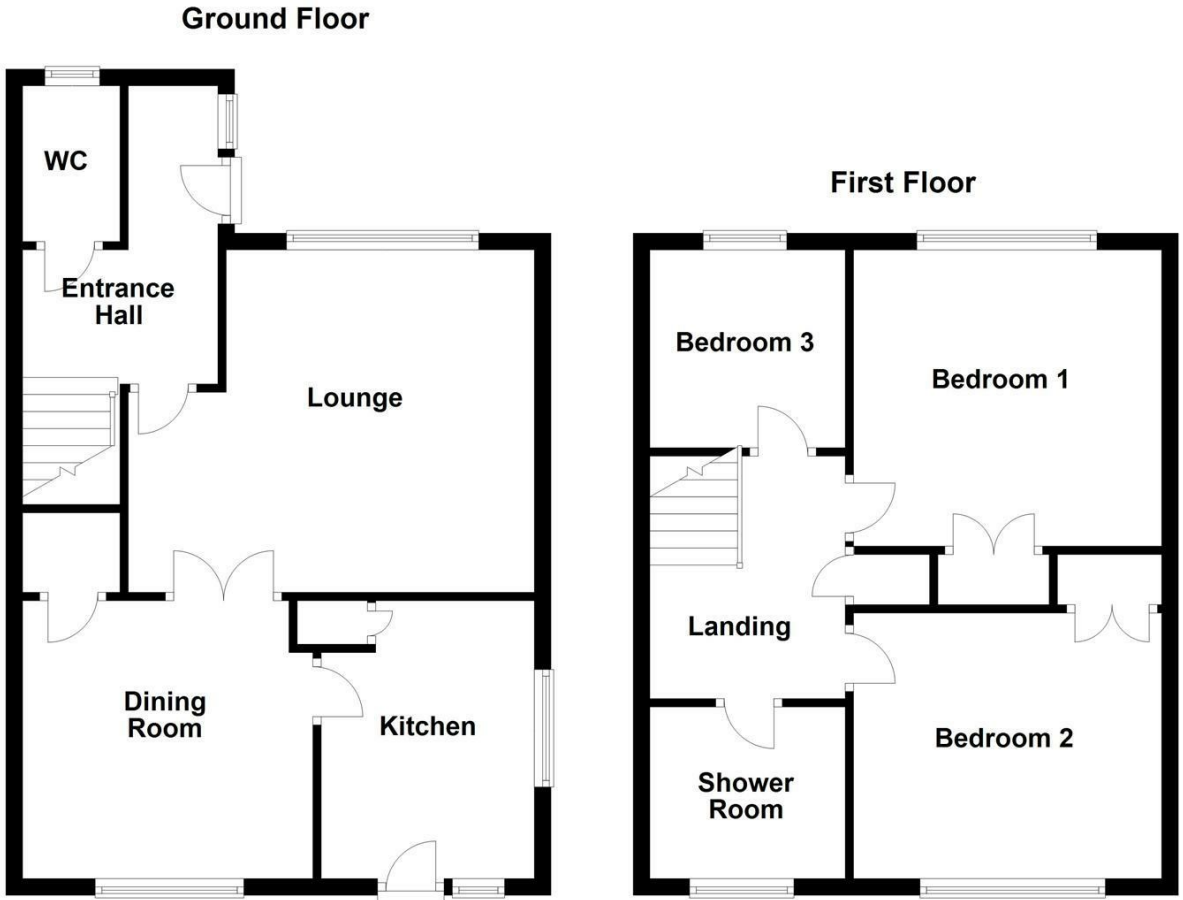
OSSETT  
01924 266 555

HORBURY  
01924 260 022

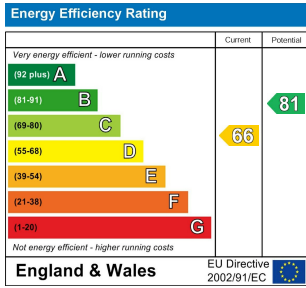
NORMANTON  
01924 899 870

PONTEFRACT  
01977 798 844

CASTLEFORD  
01977 808 210



**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 available to you\*

Wakefield office 01924 339572,  
Pontefract & Castleford office 01977 798844 or 07776458351,  
Ossett & Horbury offices 01924 266555  
and Normanton office 01924 899870.  
Alternatively email [vince@mortgagesolutionsofwakefield.co.uk](mailto:vince@mortgagesolutionsofwakefield.co.uk) 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 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.

**26 Kingsway Close, Ossett, WF5 8DZ**  
**For Sale Freehold Offers In The Region Of £215,000**

A spacious three bedroom semi detached house, which is in need of updating, however offers huge potential throughout. An ideal home for the growing family.

The accommodation briefly comprises entrance hall, downstairs w.c., lounge, separate dining room, kitchen, first floor landing, three bedrooms (two of which are large doubles) and a shower room/w.c. Outside there are low maintenance gardens to the front and rear. At the rear, accessed via Kingsway Close, there is a double brick built garage with twin up and over door.

Situated in a prime part of Ossett the property is well placed to local amenities including shops and good schools, local bus routes are nearby and there is good access to the motorway network.

Offered for sale with no chain involved and vacant possession an early viewing comes highly recommended.



#### ACCOMMODATION

##### ENTRANCE HALL

UPVC entrance door to hallway. Radiator, stairs to the first floor landing, doors to downstairs w.c. and lounge.

##### DOWNSTAIRS W.C.

Low flush w.c., wash basin with tiled splashback, radiator, frosted window to the front.

##### LOUNGE

16'0" x 13'6" max x 8'1" min [4.89m x 4.12m max x 2.48m min]  
Coving to the ceiling, UPVC double glazed window to the front, radiator, electric fire with stone back, tiled hearth and a wooden mantle. Double doors leading into the dining room.



##### DINING ROOM

11'5" x 10'11" [3.50m x 3.34m]

UPVC double glazed window to the rear, radiator, coving to the ceiling, door to understairs storage, door to the kitchen.



##### KITCHEN

7'4" x 11'5" [2.24m x 3.48m]

A range of wall and base units with work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for fridge, space for freezer, UPVC double glazed windows to the rear and side. Combi boiler, UPVC door to the rear, part tiled walls, radiator, door to storage.

##### FIRST FLOOR LANDING

Loft access, doors to airing cupboard, three bedrooms and bathroom/w.c.

##### BEDROOM ONE

12'1" x 12'3" max [3.70m x 3.74m max]

UPVC double glazed window to the front, radiator, coving to the ceiling, built in wardrobe.



##### BEDROOM TWO

12'2" x 10'1" [3.73m x 3.09m]

UPVC double glazed window to the rear, radiator, built in double wardrobe, coving to the ceiling.



##### BEDROOM THREE

8'8" x 7'5" [2.66m x 2.28m]

UPVC double glazed window to the front, radiator, door to storage cupboard.

##### SHOWER ROOM/W.C.

6'7" x 6'4" [2.01m x 1.94m]

Double shower cubicle with electric shower, low flush w.c., wash basin over pedestal, UPVC double glazed frosted window to the rear, two heated chrome towel radiators, tiled walls.

##### OUTSIDE

To the front there is a low maintenance pebbled garden. To the rear there is a low maintenance garden

incorporating flagged patio area, plants, trees and shrubs bordering. To the rear of the property there is a double brick built garage with twin up and over doors, personal rear entrance door and is accessed via Kingsway Close.



##### COUNCIL TAX BAND

The council tax band for this property is C.

##### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

##### 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.