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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	



70A High Street, Ossett, WF5 9RL

For Sale Freehold Offers In The Region Of £259,950

Offered with NO CHAIN and move in ready, SPACIOUS 4 double bedroom townhouse. NEWLY DECORATED and superbly presented throughout, SOUTH FACING REAR GARDEN and OFF STREET PARKING. Great COMMUTER location in sought after COMMUNITY village.

Situated in the Maypole village of Gawthorpe, Ossett, the home of the World Coal Carrying Championship and annual Maypole celebrations. A lovely community village with schools, pubs, children's play area and walking paths with great commuting links to both J40 of the M1 and J28 / J29 of the M62.

The deceptively spacious accommodation is spread over three levels. Briefly comprising entrance hall, downstairs w.c., open plan living dining kitchen with integrated appliances. French doors to enclosed south facing rear garden. The first floor has access to three double bedrooms and the family bathroom/w.c. A second staircase leads to the top floor and bedroom one with an en-suite shower/w.c.

Only a full internal inspection will truly reveal all that this fantastic home has to offer. Early viewing is strongly recommended.



ACCOMMODATION

ENTRANCE HALL

12'6" x 7'0" [max] x 4'2" [min] [3.82m x 2.15m [max] x 1.29m [min]]
A welcoming and spacious entrance hall with LVT flooring, central heating radiator and staircase to first floor landing, doors to the downstairs WC and the open plan living kitchen diner.

DOWNSTAIRS W.C.

Fitted with a low flush WC, wash hand basin with chrome mixer tap and tiled splashback, LVT flooring, central heating radiator and UPVC double glazed frosted window to the front.

OPEN PLAN LIVING KITCHEN DINER

28'10" x 14'6" [max] x 7'2" [min] [8.81m x 4.43m [max] x 2.19m [min]]
The open plan kitchen area comprises a range of quality wall and base units, complementary work surfaces and tiled splashbacks, LVT flooring, stainless steel sink with mixer tap and UPVC double glazed window to the front with vertical blinds. Fitted with Bosch electric oven with grill, Bosch ceramic hob and extractor hood. Integrated appliances include AEG fridge freezer, Electrolux washer dryer and full size Hotpoint dishwasher. The kitchen opens to the dining / living area which is flooded with natural light from UPVC double glazed window and French doors leading to the enclosed south facing rear garden. This area also benefits from remote controlled LED light panels, a useful understairs storage cupboard, central heating radiators and vertical blinds.



FIRST FLOOR LANDING

Giving access to bedrooms two, three, four and the house bathroom.

BEDROOM TWO

11'1" x 8'9" [3.39m x 2.69m]
Good sized double bedroom with carpet, vertical blinds, UPVC double glazed window to rear and central heating radiator, door leading into the dressing room.



DRESSING ROOM

8'10" x 3'0" [2.70m x 0.92m]
Versatile space, could be utilised as a walk in wardrobe or home office, with carpet and UPVC double glazed frosted window to rear.

BEDROOM THREE

13'8" x 7'3" [4.19m x 2.23m]
Good sized double with carpet, vertical blinds, UPVC double glazed window to front and central heating radiator.



BEDROOM FOUR

9'8" x 6'9" [2.95m x 2.08m]
Another double bedroom with carpet, vertical blinds, UPVC double glazed window to front and central heating radiator.

BATHROOM

7'3" x 5'6" [2.22m x 1.68m]
Contemporary bathroom with white three piece suite comprising a low flush WC, pedestal basin with chrome mixer tap, panelled bath with glass shower screen and Mira Sport Max Airboost electric shower over. Partially tiled walls with LVT tile flooring, chrome heated towel rail and extractor fan.



SECOND FLOOR LANDING

Access into bedroom one.

BEDROOM ONE

16'7" [max] x 14'6" x 9'8" [5.06m [max] x 4.43m x 2.95m]
Generous double bedroom with useful storage area, carpet, double glazed Keylite window with built in blind, central heating radiator, door to en suite.



EN SUITE SHOWER ROOM

6'6" x 6'7" [2.0m x 2.01m]
Light and airy room comprising low flush WC, semi pedestal basin with chrome mixer tap, curved corner shower cubicle and tray with glass doors and Bristan mixer shower. Partially tiled walls, LVT tile flooring, chrome heated towel rail, extractor fan, and a double glazed Keylite window.



OUTSIDE

Externally, the front benefits from a double driveway providing off road parking for two vehicles and a covered porch. To the rear is an enclosed south facing garden with paved and pebbled seating areas, lawn and timber panel fencing with gated rear access.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:
"PROPERTY – Four good sized bedrooms. The south facing rear garden is a great suntrap, ideal for drying washing/entertaining. Bedroom one with en-suite on separate floor is great for guests or giving older children/dependent relative more privacy. W.C on every floor.
LOCATION - Great family location with community feel. Proximity & ease of access to M1 & M62. Short walking distance to schools, pubs, children's play area and a variety of local walking paths."

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.

EPC RATING

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

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.