



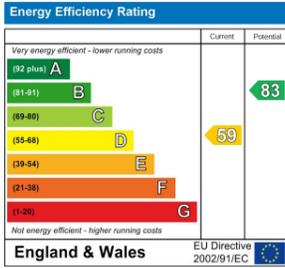
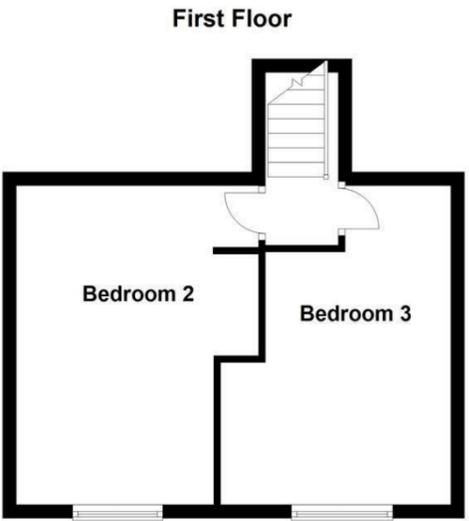
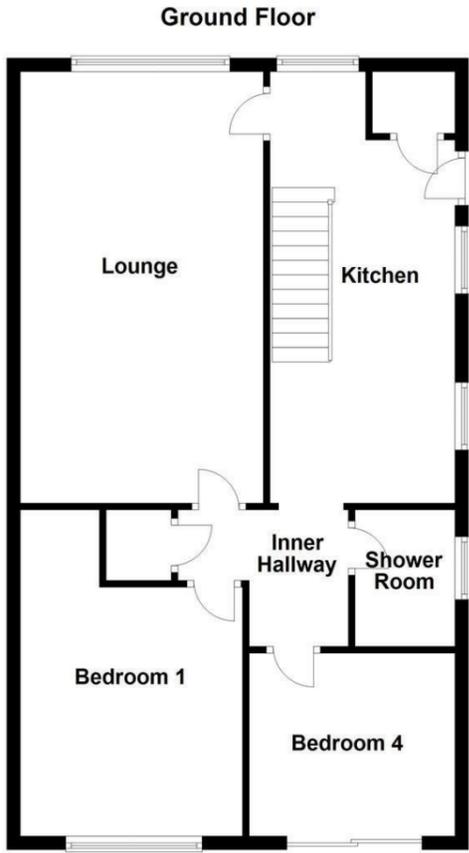
WAKEFIELD
01924 291 294

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 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
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.



21 Athold Drive, Ossett, WF5 0PX
For Sale Freehold £220,000

Deceptive from the outside is this spacious and well maintained four bedroom semi detached bungalow benefitting from UPVC double glazing and gas central heating.

The property fully comprises to the ground floor of kitchen, spacious living room, inner hallway, two bedrooms, modern shower room/w.c. Stairs from the kitchen lead to the first floor landing, which leads to two further bedrooms. Externally there is a low maintenance garden to the front, with patterned concrete driveway to the side providing off street parking leading to a detached garage. An attractive lawned garden to the rear incorporating Indian stone terraced patio.

Situated in a popular part of Ossett, the property is well placed to local amenities including shops and schools with good bus routes nearby, as well as Ossetts twice weekly market. There is also excellent access to the motorway network.

An ideal home for the growing family or those looking to downsize and a viewing comes highly recommended to avoid disappointment.



ACCOMMODATION

KITCHEN

20'10" x 9'0" [6.37m x 2.76m]

Range of wall and base units with work surface over incorporating stainless steel sink and drainer with mixer taps, plumbing for a washing machine, space for a cooker, space for a fridge and freezer. Radiator, staircase to the first floor landing and doors to the lounge, inner hallway and cloakroom where the boiler is housed. Two UPVC double glazed windows to the side and one to the front.



INNER HALLWAY

Radiator, door to lounge, shower room, two bedrooms and airing cupboard.

LOUNGE

20'10" x 11'9" [6.36m x 3.59m]

Gas fire with stone surround, back and hearth. Coving to the ceiling, UPVC double glazed window to the front and radiator.

BEDROOM ONE

10'3" x 12'8" [3.14m x 3.87m]

UPVC double glazed window to the rear, radiator, coving to the ceiling and fitted wardrobes to one side. Under stairs area with dressing table.



BEDROOM FOUR

10'7" x 8'7" [3.23m x 2.62m]

Double glazed aluminium framed sliding patio doors to the rear, coving to the ceiling, radiator.

SHOWER ROOM/W.C.

6'4" x 5'4" [1.95m x 1.65m]

Low flush w.c., pedestal wash basin, shower cubicle with electric shower, fully tiled walls and floor. UPVC double glazed frosted window to the side and heated chrome towel radiator.



FIRST FLOOR LANDING

Access to two further bedrooms.

BEDROOM TWO

11'8" max x 9'4" min x 15'4" [3.57m max x 2.85m min x 4.69m]

UPVC double glazed window to the rear, radiator and door into eaves for storage. Loft access.

BEDROOM THREE

6'0" min x 11'9" max x 15'5" [1.83m min x 3.59m max x 4.72m]

UPVC double glazed window to the rear, radiator and access into eaves for storage.

OUTSIDE

To the front of the property there is a low maintenance garden to the front. Attractive lawned garden to the rear incorporating Indian stone patio, patterned concrete driveway providing off street parking leading to a detached garage with up and over door and timber framed shed.

COUNCIL TAX BAND

The council tax band for this property is TBC.

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.