



WAKEFIELD  
01924 291 294

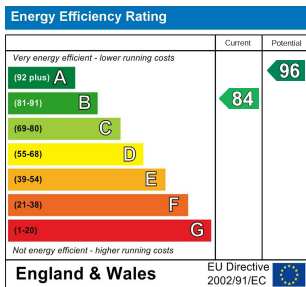
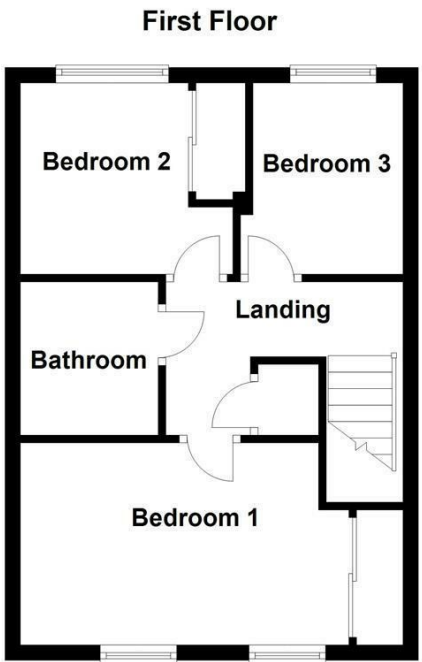
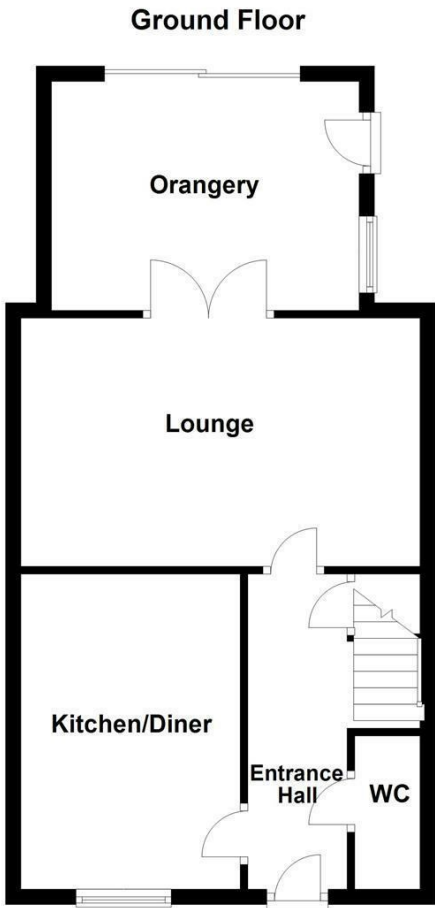
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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take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



**9 Cadley Hill Close, Ossett, WF5 9UD**

**For Sale Freehold £260,000**

Originally built by Strata Homes and boasting an open aspect to the front is this superbly appointed and spacious three bedroom semi detached house with the benefit of an orangery to the rear.

The accommodation fully comprises entrance hallway, w.c., modern fitted kitchen diner, lounge and orangery. To the first floor there are three bedrooms and the modern house bathroom/w.c. Small lawned garden and pathway to the front. To the rear a low maintenance Astroturf garden with composite decking, decking and patio areas. Off road parking for two cars at the rear.

Situated in this popular part of Ossett, the property is well placed to local amenities including shops and schools. Local bus routes are nearby and there is a twice weekly market in Ossett town centre.

Simply a fantastic home, ideal for the professional couple or young family. The home deserves an internal viewing to appreciate all that is on offer and to avoid disappointment.



#### ACCOMMODATION

##### ENTRANCE HALL

Entrance door, radiator, stairs to first floor landing, doors to downstairs w.c., kitchen diner and lounge.

##### W.C.

Tiled floor and radiator. Low flush w.c. and wash basin.

##### KITCHEN DINER

9'5" x 13'3" [2.89m x 4.05m]

Modern range of gloss soft close wall and base units with work surface over, stainless steel sink and drainer, four ring stainless steel hob with stainless steel back and filter hood above. Integrated Neff oven and grill, integrated fridge/freezer, integrated Indesit dishwasher, automatic washing machine, boiler, tiled splash back, UPVC double glazed window to the front, radiator, tiled floor and recess ceiling spotlights.



##### LOUNGE

10'5" x 17'0" [3.18m x 5.20m]

Laminate flooring, two radiators, recess LED spotlights, integrated audio, UPVC double glazed French doors and windows to either side with fitted integral blinds opening to the orangery.



##### ORANGERY

9'6" x 12'2" [2.92m x 3.72m]

UPVC double glazed sliding patio doors to the rear, window to the side and door to the side, contemporary style radiator and laminate flooring.



##### FIRST FLOOR LANDING

Loft access, radiator, door to storage cupboard, doors to three bedrooms and bathroom/w.c.

##### BEDROOM ONE

8'7" [max] x 4'10" [min] x 11'9" to wardrobe [2.63m [max] x 1.49 [min] x 3.59m to wardrobe]

Built in double glazed wardrobe with sliding mirrored doors, two UPVC double glazed windows to the front and radiator.



##### BEDROOM TWO

8'11" x 9'11" [2.74m x 3.03m]

UPVC double glazed window to the rear, fitted wardrobe with sliding mirrored doors and radiators.



##### BEDROOM THREE

6'9" [max] x 6'4" [min] x 9'4" [2.07m [max] x 1.95m [min] x 2.87m]

UPVC double glazed window to the rear and radiator.

##### BATHROOM/W.C.

6'7" x 6'0" [2.02m x 1.84m]

Low flush w.c., wash basin over pedestal and paneled bath with mixer shower over. Tiled floor and part tiled walls, radiator and recessed LED spotlights.



##### OUTSIDE

Open aspect to the front and small lawned garden with path. To the rear there is an attractive low maintenance AstroTurf garden incorporating flagged and timber decked patio at the very rear, in addition to the composite decking at the orangery. Outside power points and two parking spaces at the rear.



##### COUNCIL TAX BAND

The council tax band for this property is C.

##### 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.