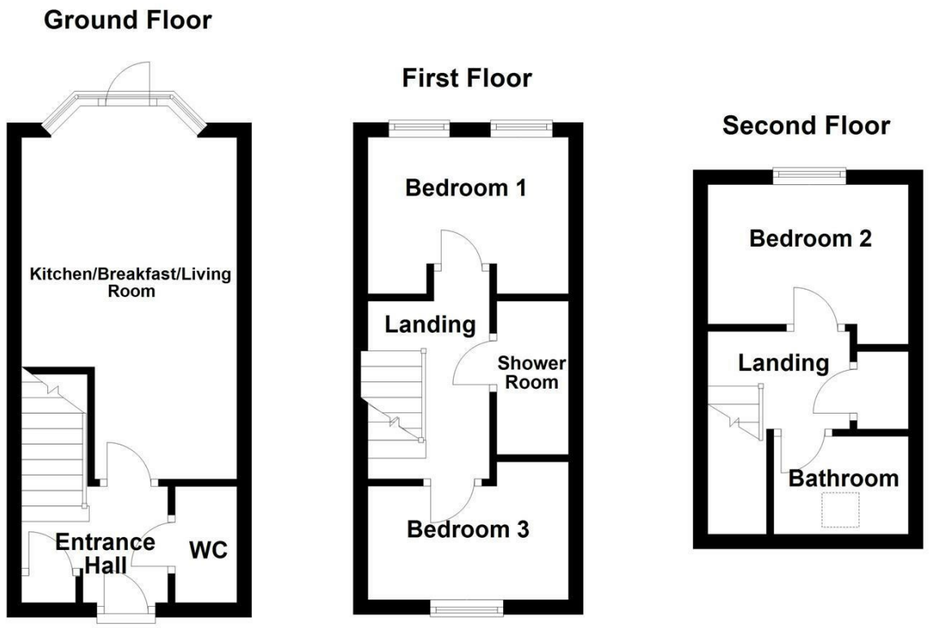
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



16 Kingsway Gardens, Ossett, WF5 8BX

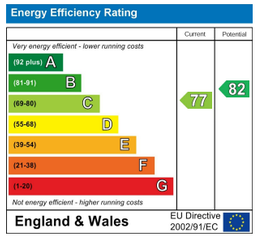
For Sale Freehold Offers In The Region Of £199,950

Situated on the outskirts of Ossett, this well presented three-bedroom townhouse offers versatile accommodation arranged over three levels.

The property comprises an entrance hall, downstairs w.c., storage cupboard, and an open plan kitchen, breakfast, and living room. The first floor landing provides access to two bedrooms and a modern shower room. The second floor landing leads to the third bedroom and a contemporary fitted bathroom. Externally, the property benefits from off-road parking to the front and a generous rear garden featuring a stone-flagged patio and artificial turf, providing a low maintenance outdoor space ideal for relaxing or entertaining.

Ossett is a popular location, offering a range of local amenities including shops, schools, and regular public transport. The property also benefits from excellent access to the motorway network, making it ideal for commuters.

This townhouse would suit a range of buyers, including first time purchasers, young families, or those looking to downsize. An early internal viewing is strongly recommended to fully appreciate what this home has to offer.



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.

ACCOMMODATION

ENTRANCE HALL
Front entrance door leading into the entrance hall. Wood effect flooring, storage cupboard, central heating radiator, coving to the ceiling, staircase to the first floor landing and doors to the downstairs w.c. and open plan kitchen/dining/lounge.

W.C.
Two piece suite comprising low flush w.c. and pedestal wash basin. Part tiled walls, wood effect flooring and central heating radiator.

KITCHEN/BREAKFAST/LIVING ROOM
23'6" x 9'6" max (7.18 x 2.92 max)
The kitchen area comprises a range of modern wall and base units with solid oak work surface incorporating 1.5 stainless steel sink and drainer. Plumbing for a washing machine, space for a fridge/freezer, four ring gas hob with cooker hood above and integrated oven and grill. Wood effect flooring, inset spotlights to the ceiling, two central heating radiators and UPVC double glazed bay window to the rear incorporating an external door to the garden.

FIRST FLOOR LANDING
Central heating radiator, coving to the ceiling, staircase to the second floor landing and doors to two bedrooms and shower room/w.c.

BEDROOM ONE
9'6" x 11'8" (2.92 x 3.58)
Two UPVC double glazed windows to the rear, central heating radiator and coving to the ceiling.

BEDROOM THREE
7'4" x 9'7" max (2.24 x 2.94 max)
UPVC double glazed window to the front, coving to the ceiling and central heating radiator.

SHOWER ROOM/W.C.
9'11" x 3'3" max. into shower (3.03 x 1.01 max. into shower)
Three piece modern white suite comprising shower cubicle with mixer shower, pedestal wash basin and low flush w.c. Heated towel radiator, part tiled walls, inset spotlights to the ceiling and shaver socket point.

SECOND FLOOR LANDING
Coving to the ceiling, loft access, boiler cupboard and doors to a further bedroom and bathroom/w.c.

BEDROOM TWO
9'10" x 9'5" (3.02 x 2.88)
UPVC double glazed window to the rear, coving to the ceiling and central heating radiator.

BATHROOM/W.C.
7'6" x 6'3" max (2.29 x 1.93 max)
Three piece modern white suite comprising panelled bath, pedestal wash basin and low flush w.c. Part tiled walls, double glazed Velux style window to the front and heated towel radiator.

OUTSIDE
Off street parking to the front is available, whilst to the rear, there is an artificially lawned garden incorporating Indian stone flag patio.

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.