



WAKEFIELD  
01924 291 294

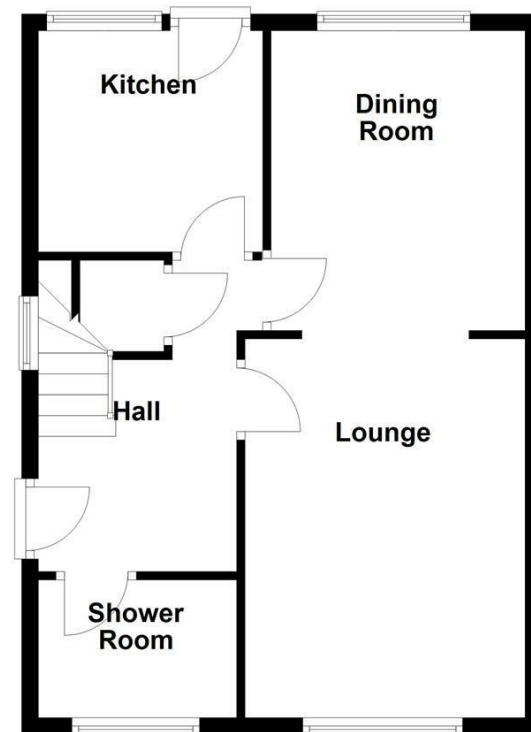
OSSETT  
01924 266 555

HORBURY  
01924 260 022

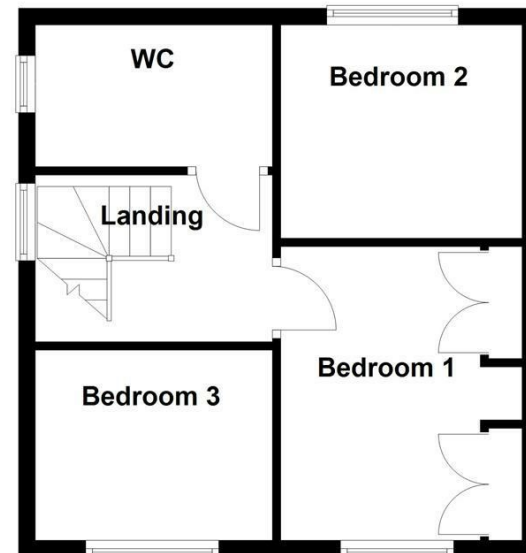
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

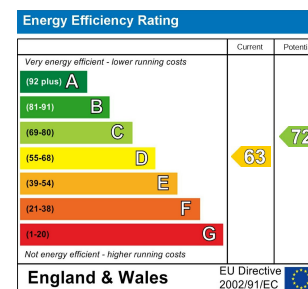
**Ground Floor**  
Approx. 47.9 sq. metres



**First Floor**  
Approx. 35.9 sq. metres



Total area: approx. 83.8 sq. metres



**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.



**20 Green Park Avenue, Ossett, WF5 0AY**

**For Sale Freehold £230,000**

Occupying a corner plot within a cul de sac location is this three bedroom semi detached property, benefitting from driveway parking, a garage and enclosed gardens.

The accommodation briefly comprises an entrance hall, an open plan lounge and dining room, a fitted kitchen and a downstairs shower room. To the first floor, the landing provides access to three bedrooms and a separate WC. Externally, the property enjoys low maintenance gardens to both the front and rear, along with driveway parking and a garage.

The property is ideally located for a range of local amenities including shops and well regarded schools, and offers excellent access to the motorway network, making it particularly suitable for commuters.

Requiring a degree of modernisation, this property presents a fantastic opportunity to create a family home. Early viewing is highly recommended.



**OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK**



## ACCOMMODATION

### ENTRANCE HALL

Accessed via a side UPVC door, with central heating radiator, staircase to the first floor landing and doors leading to the lounge diner, kitchen and downstairs shower room.

### LOUNGE

14'10" x 11'0" [4.53m x 3.36m]

UPVC double glazed window to the front elevation, central heating radiator and gas fireplace with brick surround, opening through to the dining room.



### DINING ROOM

11'9" x 10'0" [3.59m x 3.05m]

UPVC double glazed window to the rear elevation and central heating radiator.

### KITCHEN

8'9" x 8'7" [2.68m x 2.64m]

UPVC double glazed window and door to the rear elevation. Fitted with a range of wall and base units with laminate work surfaces, integrated gas hob and oven, sink and drainer unit, integrated fridge freezer and plumbing for a washing machine. Tiled splashbacks.

### SHOWER ROOM/W.C.

7'7" x 5'4" [2.33m x 1.64m]

Frosted UPVC double glazed window to the front elevation. Three piece suite comprising walk in shower cubicle with wall mounted shower and glass screen, vanity wash hand basin with mixer tap and low flush W.C. Chrome ladder style radiator and fully tiled walls.



### FIRST FLOOR LANDING

Provides access to three bedrooms and a separate W.C.

### BEDROOM ONE

11'6" x 9'5" [3.51m x 2.88m]

UPVC double glazed window to the front elevation, central heating radiator and fitted wardrobes to one side.



### BEDROOM TWO

9'11" x 8'5" [3.03m x 2.57m]

UPVC double glazed window to the rear elevation and central heating radiator.



### BEDROOM THREE

8'11" x 7'5" [2.74m x 2.27m]

UPVC double glazed window to the front elevation and central heating radiator.



### W.C.

8'11" x 5'6" [2.74m x 1.70m]

Frosted UPVC double glazed window to the side elevation, fitted with low flush W.C. and wash hand basin.

### OUTSIDE

To the front, a low maintenance lawned garden with shrub borders and a driveway providing off road parking for several vehicles leading to a detached garage with up and over door. To the rear, a low maintenance enclosed garden incorporating lawn and paved patio seating areas, with a further raised patio area.



### 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.