



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

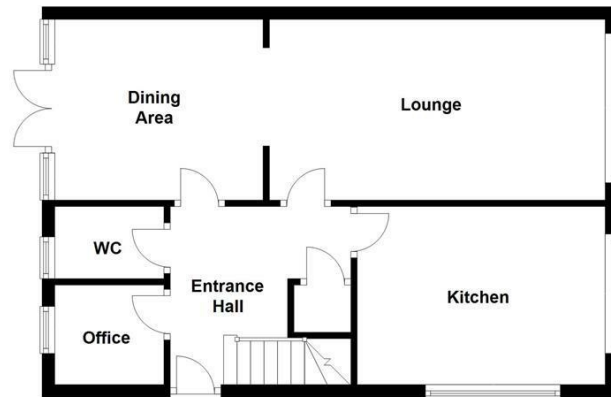
HORBURY  
01924 260 022

NORMANTON  
01924 899 870

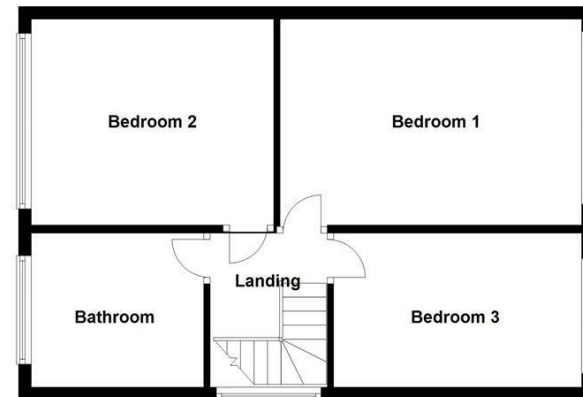
PONTEFRACT  
01977 798 844

CASTLEFORD  
01977 808 210

Ground Floor



First Floor



OTHER INFORMATION

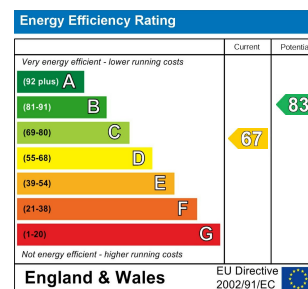
IMPORTANT NOTE TO PURCHASERS

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](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 deal available to you\* Wakefield - Contact Vince Hickman 01924 339572 or [vince@mortgagesolutionsofwakefield.co.uk](mailto:vince@mortgagesolutionsofwakefield.co.uk) Ossett - Contact Sharon Dorsett 01924 266555 or [sharon@mortgagesolutionsofwakefield.co.uk](mailto:sharon@mortgagesolutionsofwakefield.co.uk) Pontefract & Castleford - Contact Chris Houseman 01977 808210 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 VALUATION

If you are thinking of a making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of Wakefield for 50 years and now selling and renting houses in Pontefract and Castleford.

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. Also, the Richard Kendall Property Magazine is sent to all applicants on our mailing list FREE OF CHARGE.

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.

28 Tenterfield Road, Ossett, WF5 0RU

For Sale Freehold Guide Price £240,000 - £250,000

This modernised and extended three bedroom semi detached is ideal for the family buyer.

The accommodation comprises of entrance hall, study, downstairs w.c., kitchen, lounge, dining area with French doors leading to the rear garden, first floor landing, three double bedrooms and modern four piece house bathroom/w.c. The dorma roof has been completely replaced, re-insulated, with newly replaced facias and cladding, with 20 year guarantee for the work. The walls are cavity insulated. Outside, to the front of the property there is a tarmac driveway leading to the single detached garage with electric roller door. The front garden has low maintenance pebbled sections and lawned area. The rear garden has a paved patio area with an attractive lawn, low maintenance pebble sections and flagged pathway. Raised shrubbery borders with solar lighting and timber panelled fence surrounds.

Ossett is a very pleasant residential area, which has always proved in demand with the home buyer and is host to a good range of amenities including shops and schools. There is good access to the M1 motorway, which is only a short distance away.

Properties of this type are rarely seen on the open market for long therefore, a full internal inspection is recommended to avoid disappointment. All viewings are strictly by prior appointment only.



## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door with two frosted glass patterned inserts leading into the entrance hall. Oak wood floor, staircase leading to the first floor landing, central heating radiator, doors leading to downstairs study, w.c., dining area, lounge, kitchen and understairs storage cupboard.

### STUDY

5'5" x 5'2" [1.65 x 1.57]

UPVC double glazed window to the rear, coving to the ceiling, oak wood flooring.

### DOWNSTAIRS W.C.

5'4" x 3'8" [1.63 x 1.12]

Two piece suite comprising low flush w./c. pedestal wash basin with chrome mixer tap and tiled splash back. Chrome ladder style radiator, oak wood flooring. UPVC double glazed frosted window to the rear, coving to the ceiling.

### KITCHEN

12'11" x 9'3" [3.94 x 2.82]

A range of high gloss wall and base units with chrome handles, laminate work surface over, tiled splash back, 1 1/2 stainless steel sink and drainer with mixer tap, integrated oven and grill with four ring gas hob and cooker hood above, plumbing and drainage for an automatic washing machine and dishwasher, space for a freestanding fridge and freezer, central heating radiator, UPVC double glazed windows to the side and front, coving to the ceiling, inset spotlights to the ceiling.



### LOUNGE

13'1" x 17'4" [4 x 5.28]

UPVC double glazed window to the front, coving to the ceiling, t.v. point, central heating radiator, telephone point. Living flame effect gas fire set into the chimney breast with glass front and modern surround. Opening into the dining area.

### DINING AREA

10'9" x 11'0" [3.28 x 3.35]

Inset spotlights to the ceiling, coving to the ceiling, UPVC double glazed French doors with UPVC double glazed windows to either side. Central heating radiator.

### FIRST FLOOR LANDING

Doors leading to bedrooms and bathroom/w.c. UPVC double glazed window with lead inserts to the side elevation.

### BEDROOM ONE

16'3" x 11'1" [4.95 x 3.38]

UPVC double glazed window to the front elevation, coving to the ceiling, central heating radiator, t.v. point.



### BEDROOM TWO

12'7" x 10'7" [3.84 x 3.23]

UPVC double glazed window to the rear elevation, central heating radiator, coving to the ceiling.



### BEDROOM THREE

9'4" x 13'0" [2.84 x 3.96]

UPVC double glazed window to the front elevation, central heating radiator, coving to the ceiling.



### BATHROOM/W.C.

8'10" x 8'11" [2.69 x 2.72]

Comprising of a four piece suite of panelled bath with tiled splash

back, low flush w.c., walk in fully tiled shower cubicle with thermostatic shower and a pedestal wash basin with tiled splash back. Extractor fan, inset spotlights to the ceiling, recently installed white contemporary radiator, UPVC double glazed frosted window to the rear elevation.



## OUTSIDE

To the front of the property there is a tarmac driveway with low maintenance pebbled sections and a pleasant front lawn garden with raised shrubbery borders with an array of plants and shrubs. Tarmac driveway leads down to the side of the property to the single detached garage with electric roller door, side entrance door, two single glazed windows. The rear garden has a paved patio area with an attractive lawn garden with low maintenance pebbled sections and a paved pathway. Raised beds with solar lighting and timber panelled fence surrounds.



## EPC RATING

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

## LAYOUT 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 only be too pleased to arrange a suitable appointment.