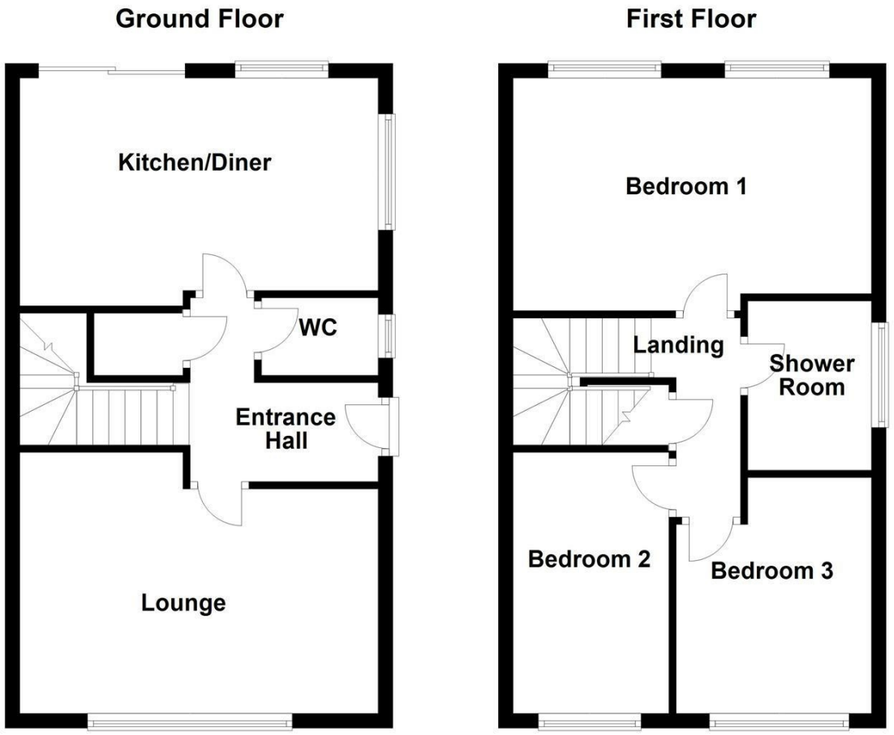

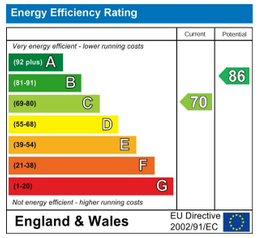

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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

42 Longlands Road, Ossett, WF5 0QU

For Sale Freehold £245,000

Situated in a popular part of Ossett is this well appointed and attractive three bedroom semi detached house benefitting from a south facing garden, UPVC double glazing and gas central heating.

The property fully comprises of entrance hall, downstairs w.c., modern fitted kitchen/diner, spacious lounge and stairs to the first floor lead to the three well proportioned double bedrooms and modern shower room/w.c. Outside an attractive lawned garden to the front and rear with driveway to the side providing off street parking leading to detached concrete sectional garage.

Ossett plays host to a range of amenities including shops and good schools with local bus routes nearby. The M1 motorway network is only a short drive away, perfect for those looking to travel further afield.

A fantastic home, ideal for the growing family and deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment.

ACCOMMODATION

ENTRANCE HALL
Radiator, stairs to the first floor landing, herringbone style wood effect floor and doors to the kitchen/diner, understairs storage, cloaks, lounge and separate w.c.

W.C.
Low flush w.c., vanity wash basin, part tiled walls, tiled effect floor and UPVC double glazed frosted window to the side.

LOUNGE
16'1" (max) x 10'1" (min) x 11'5" (4.91m (max) x 3.08m (min) x 3.50m)
UPVC double glazed window to the front, radiator and coving to the ceiling.

KITCHEN/DINER
9'4" (min) x 10'8" (max) x 15'11" (2.86m (min) x 3.26m (max) x 4.86m)
Modern fitted wall and base units with work surface over incorporating 1.5 sink and drainer with mixer taps, plumbing for a washing machine, space for a slimline dishwasher, integrated oven and grill with four ring stainless steel gas hob and filter hood above, integrated fridge and freezer. Tiled effect floor, recess LED ceiling spotlights, radiator and UPVC double glazed windows to the side and rear with sliding patio doors to the rear.

FIRST FLOOR LANDING
Loft access, doors to airing cupboard, three bedrooms and the shower room.

BEDROOM ONE
10'7" (max) x 9'6" (min) x 15'11" (3.24m (max) x 2.90m (min) x 4.87m)
UPVC double glazed windows to the rear, radiator and fitted wardrobes on one side of the wall.

BEDROOM TWO
6'11" x 11'5" (2.12m x 3.50m)
UPVC double glazed window to the front and radiator.

BEDROOM THREE
8'8" (max) x 5'6" (min) x 10'11" (2.66m (max) x 1.68m (min) x 3.33m)
UPVC double glazed window to the front and radiator.

SHOWER ROOM/W.C.
7'6" x 5'5" (2.30m x 1.66m)
Low flush w.c., pedestal wash basin, walk in mixer shower, fully tiled walls and floor, heated chrome towel radiator and UPVC double glazed frosted window to the side.

OUTSIDE
To the front of the property there is a lawned garden with plants and shrubs bordering and driveway to the side providing off street parking leading to the concrete sectional detached garage with up and over door. Lawned garden to the rear incorporating stone flagged terrace patio and further garden area behind the garage.

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.