



WAKEFIELD  
01924 291 294

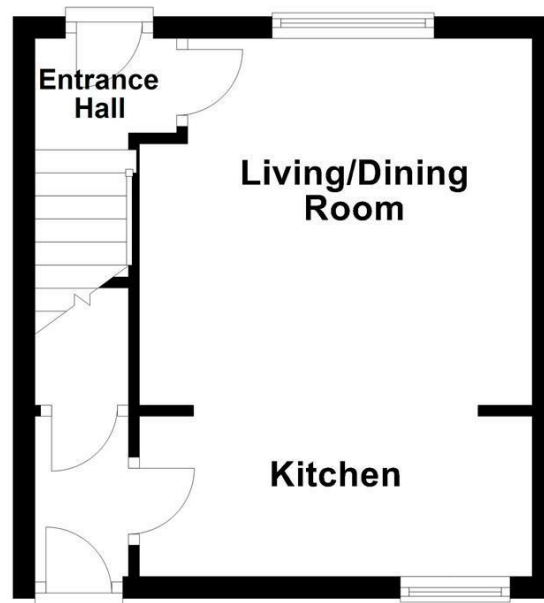
OSSETT  
01924 266 555

HORBURY  
01924 260 022

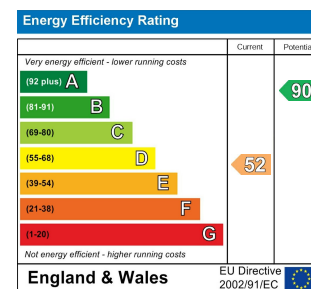
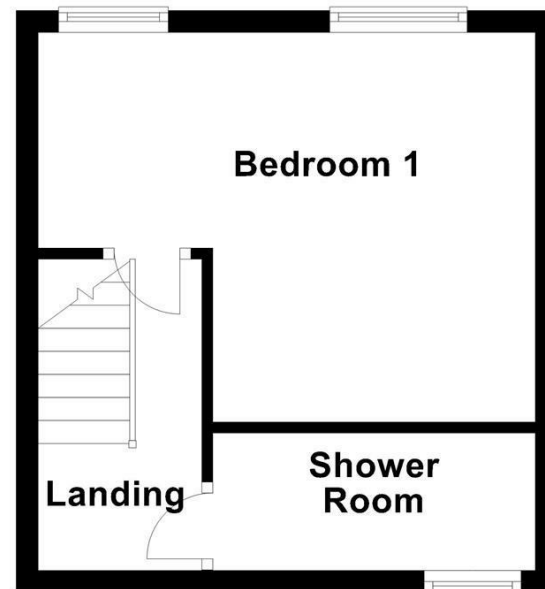
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

### Ground Floor



### First Floor



#### 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 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.



### 68 Dale Street, Ossett, WF5 9HJ

For Sale Freehold £117,000

Superbly appointed throughout is this attractive one double bedroom end terrace property benefitting from UPVC double glazing and gas central heating.

The property briefly comprises of entrance hall, lounge/diner and contemporary kitchen off with rear lobby leading to the cellar. Stairs to the first floor lead to a double bedroom and contemporary shower room/w.c.

The property is well placed to local amenities including shops and schools, as well as Ossetts twice weekly market. The property has good access to the motorway network for those looking to commute further afield.

Offered for sale with no chain and vacant possession, an ideal opportunity for the first time buyer, couple or investor looking to gain access to the property market and a viewing comes highly recommended.



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## ACCOMMODATION

### ENTRANCE HALL

Quality fitted laminate flooring, radiator and stairs to the first floor landing. Door leading through into the lounge/diner.

### LOUNGE/DINER

10'10" x 11'8" [3.31m x 3.56m]

Quality fitted laminate flooring, radiator, UPVC double glazed window to the front, LED ceiling spotlights and squared archway into the contemporary kitchen.



### KITCHEN

4'9" x 11'10" [1.46m x 3.61m]

Range of contemporary grey gloss wall and base units with matching work surface over incorporating sink and drainer, four ring touch screen electric hob with stainless steel filter hood above, integrated oven and grill, plumbing for a washing machine and space for a fridge. Quality fitted laminate flooring, UPVC double glazed window to the rear, LED ceiling spotlights and the boiler is housed within the kitchen. Door to rear lobby.



### REAR LOBBY

Doors to the rear and down to the cellar.

### FIRST FLOOR LANDING

Glass balustrade, loft access and doors to bedroom and shower room.

### SHOWER ROOM/W.C.

9'3" x 3'10" [2.82m x 1.18m]

Low flush w.c., pedestal wash basin, corner shower cubicle with mixer shower and separate attachment, part tiled walls, heated chrome towel radiator, quality fitted laminate flooring and UPVC double glazed frosted window to the rear.



### BEDROOM ONE

6'5" [min] x 11'9" [max] x 14'10" [1.98m [min] x 3.59m [max] x 4.53m]

Two UPVC double glazed windows to the front, quality fitted laminate flooring, LED ceiling spotlights and two radiators.



### COUNCIL TAX BAND

The council tax band for this property is A.

### 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.