



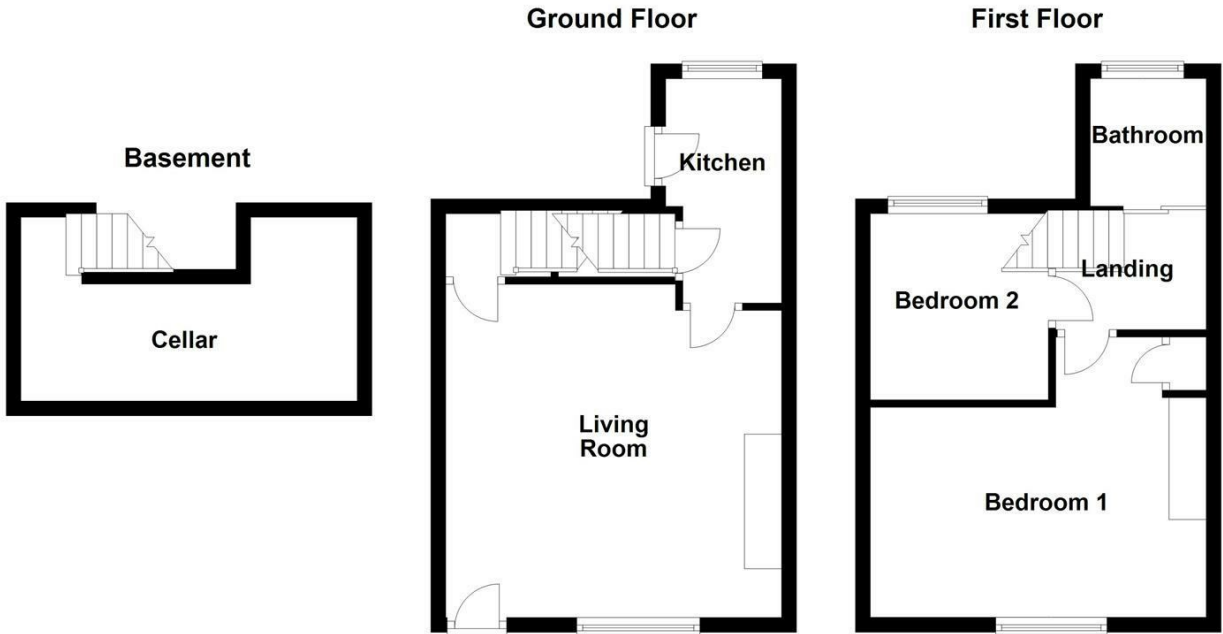
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

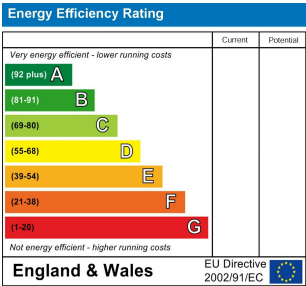


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 21 Denholme Drive, Ossett, WF5 9NB

### For Sale Freehold £135,000

An ideal opportunity for the first time buyer, professional couple or investor to purchase this two bedroom mid terraced house, benefitting from modern kitchen and bathroom, enclosed lawned garden to the rear, UPVC double glazing and gas central heating throughout.

The accommodation briefly comprises living room, kitchen with access to the cellar, first floor landing, two bedrooms and the house bathroom/w.c. Outside, there is a buffer garden to the front and on street parking, whilst to the rear there is an enclosed lawned garden.

The property is well placed for access to Ossett town centre and a range of amenities including local shops, schools, twice-weekly market, bus station and good access to junction 40 of the M1 motorway ideal for the commuter wishing to work or travel further afield.

An early viewing comes highly recommended to fully appreciate the accommodation on offer.



## ACCOMMODATION

### LIVING ROOM

14'9" x 14'5" [4.51m x 4.40m]

UPVC double glazed front entrance door leading into the living room. UPVC double glazed window to the front, ceiling rose, central heating radiator and a feature fireplace with decorative surround and marble hearth and electric plug in fire. Door with staircase to the first floor landing and further door to the kitchen.

### KITCHEN

9'11" x 5'1" [max] [3.04m x 1.57m [max]]

Comprising a range of modern fitted wall and base units with laminate work surface over and tiled splash back incorporating stainless steel sink and drainer. Space for an automatic washing machine, integrated oven and grill with four ring electric hob and cooker hood above, UPVC double glazed window to the rear and UPVC double glazed side entrance door. Door with steps leading down to the cellar.

### CELLAR

14'4" x 5'1" [4.37m x 1.57m]

With lighting.

### FIRST FLOOR LANDING

Doors to two bedrooms and the house bathroom/w.c.

### BEDROOM ONE

14'4" x 12'1" [max] [4.38m x 3.69m [max]]

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

### BEDROOM TWO

8'4" x 7'5" [2.56m x 2.27m]

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

### HOUSE BATHROOM/W.C.

5'2" x 4'9" [1.59m x 1.46m]

Modern three piece suite comprising panelled bath with glazed shower screen and mixer shower over, pedestal wash basin and low flush w.c. UPVC double glazed frosted window to the rear, laminate flooring and chrome ladder style radiator.

## OUTSIDE

There is a low maintenance buffer garden to the front and on street parking, whilst to the rear, there is an enclosed lawned garden.

## 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.