



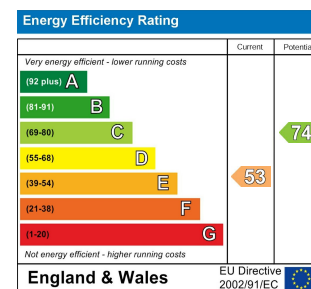
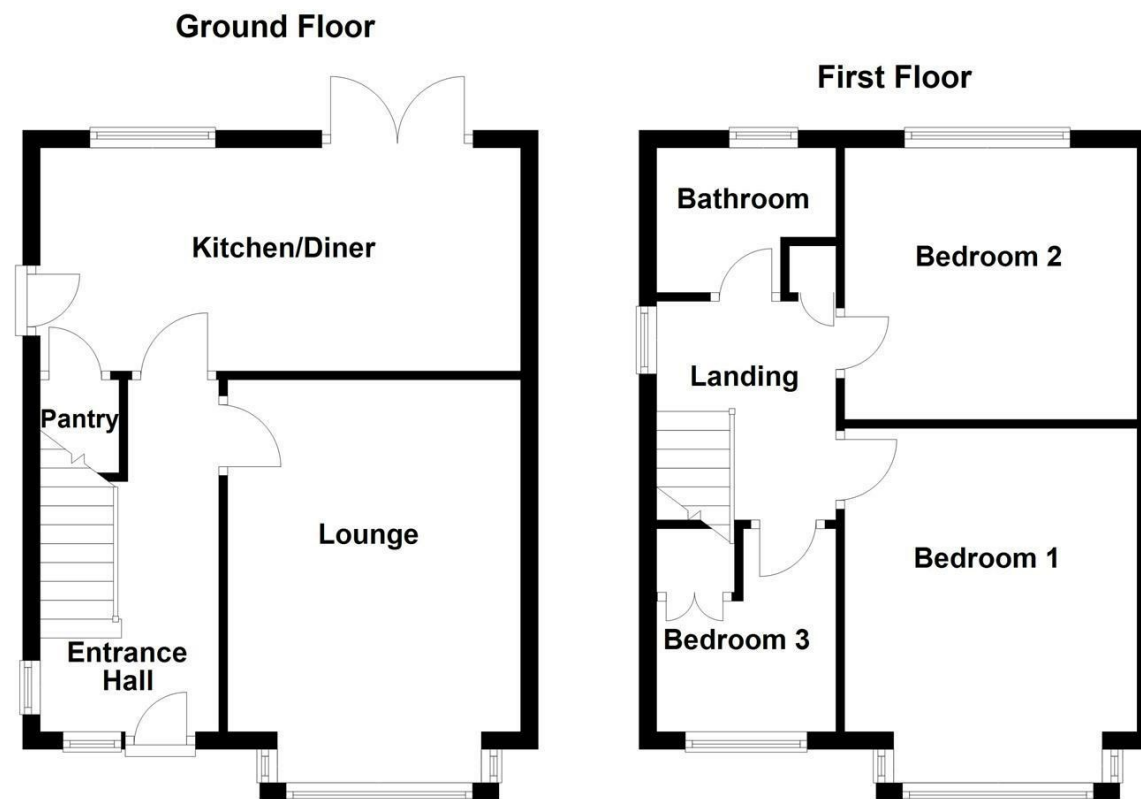
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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take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



**23 Deneside, Ossett, WF5 8EA**

**For Sale Freehold Offers In The Region Of £274,000**

Superbly presented throughout and enjoying open countryside views to the rear, this attractive and spacious three bedroom semi detached home offers an ideal opportunity for a growing family.

The property benefits from gas central heating and UPVC double glazing, with accommodation briefly comprising of the entrance hall, lounge with a feature multi fuel burner, and a modern kitchen/diner. To the first floor, there are three well proportioned bedrooms and a contemporary family bathroom. Externally, the front of the property features a low maintenance garden and a block paved driveway providing off street parking. To the rear, there is a lawned garden with stone pebbled borders and a timber decked seating area, perfect for outdoor entertaining.

The property is ideally situated within a popular residential area, close to local shops, well regarded schools, and excellent transport links, including easy access to the motorway network, making it ideal for commuters.

This home truly deserves an early viewing to fully appreciate the quality of accommodation on offer.



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#### ACCOMMODATION

##### ENTRANCE HALL

UPVC double glazed door into the entrance hall with a UPVC double glazed window to the side of the door, stairs to the first floor landing. Door into the kitchen/diner and the lounge.

##### LOUNGE

14'2" x 10'11" [4.32m x 3.33m]

UPVC double glazed bay window to the front, central heating radiator, multi-fuel burner with stone hearth.



##### KITCHEN DINER

18'1" x 8'1" [5.52m x 2.48m]

UPVC double glazed French doors to the rear, UPVC

double glazed window to the rear, door to the side of the property, spotlights, two central heating radiators and a pantry housing the boiler [having a warranty until 2028]. Wall to ceiling light grey contemporary wall and base units, 1 1/2 sink and drainer, four ring electric hob with filter hood above, induction hob, integrated oven and grill, space/plumbing for dishwasher and automatic washing machine, integrated fridge and freezer.

##### FIRST FLOOR LANDING

UPVC double glazed window to the side, doors to three bedrooms and the house bathroom.

##### BEDROOM ONE

12'11" x 11'0" [3.94m x 3.36m]

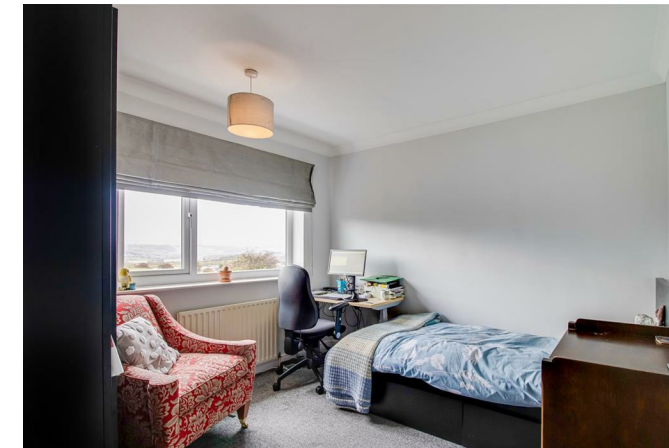
UPVC double glazed bay window to the front, central heating radiator, fitted wardrobes.



##### BEDROOM TWO

11'1" x 10'1" [3.38m x 3.09m]

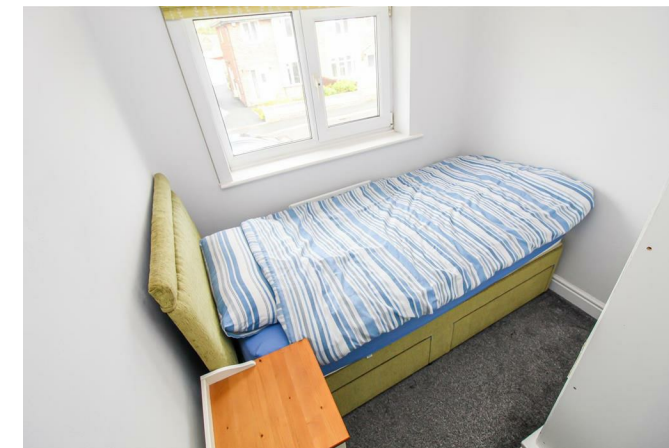
UPVC double glazed window to the rear with views of fields and adjoining countryside, central heating radiator, coving to the ceiling, boarded loft access [with pull down ladder], fitted wardrobes.



##### BEDROOM THREE

8'2" x 6'9" [max] x 3'6" [min] [2.50m x 2.08m [max] x 1.09m [min]]

UPVC double glazed window to the front, central heating radiator, storage wardrobe over the bulkhead of the stairs, fitted wardrobes.



##### BATHROOM

6'8" x 5'4" [max] x 3'10" [min] [2.05m x 1.64m [max] x 1.17m [min]]

Frosted UPVC double glazed window to the rear, central heating radiator, spotlights and tiled walls and floor. It comprises a low flush W.C., wash basin with vanity cupboard, panel bath with shower over.



##### OUTSIDE

To the front is a low maintenance garden with an attractive block paved driveway providing off street parking. To the rear, there is a landscaped low maintenance garden with planters, shrubs, patio area, and timber deck seating area. There is also a large shed/summer house, currently used as a gym with electricity connected. There is also storage under the side of the house.



##### 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.

##### EPC RATING

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

##### VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.