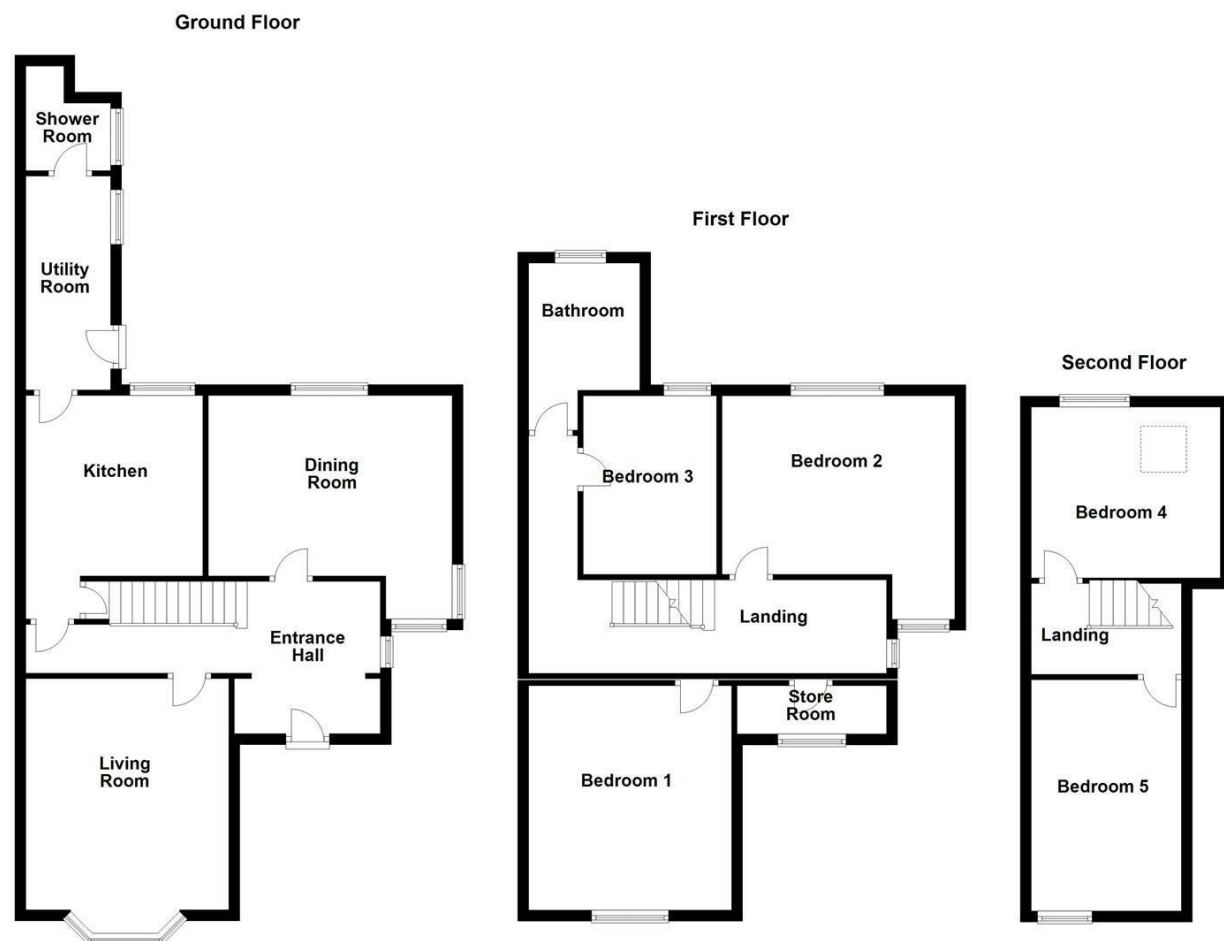


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
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2 Lime Street, Ossett, WF5 0AQ

For Sale Freehold Offers In The Region Of £465,000

A fine example of an Edwardian period home with well appointed and substantial accommodation set over three levels extending 2,300 square ft in this prime part of Ossett.

The accommodation briefly comprises of entrance hall, living room, formal dining room, kitchen, utility room and downstairs shower room/w.c. Original balustrade staircase leads to the first floor landing which leads to three double bedrooms and main house bathroom/w.c., as well as additional store room. A further original balustrade staircase leads to the second floor landing which in turn leads to two further double bedrooms. Outside there is gated access to the front providing off street parking leading to the brick built detached garage and small lawned garden. Whilst to the rear, an attractive lawned garden incorporating feature stone terraced patio.

The property is well placed to local amenities including shops and good schools with local bus routes nearby and Ossetts twice weekly market. There is great access to the M1 motorway, ideal for the commuter looking to travel further afield.

Simply a fantastic home, ideal for the growing family and retaining many original features and a fully internal appraisal comes highly recommended to fully appreciate the accommodation on offer and to avoid disappointment.



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ACCOMMODATION

ENTRANCE HALL

Feature archway, cornice into ceiling, original balustrade staircase to the first floor landing, two radiators, leaded sash windows to the side and doors to the living room, dining room and kitchen.

DINING ROOM

13'11" x 12'11" [min] x 15'3" [max] [4.26m x 3.96m [min] x 4.65m [max]]

Leaded stained frosted windows to the front and side, UPVC double glazed window to the rear, radiator and wooden fire surround with stone hearth and feature fire inset.



LIVING ROOM

15'0" x 19'2" [4.58m x 5.85m]

Walk in bay window with three UPVC double glazed windows to the front. Delph rack, cornice into ceiling, deep skirting, radiator and feature wood burner with marble fire surround and marble hearth.



KITCHEN

12'11" x 12'11" [3.95m x 3.96m]

Range of bespoke fitted wall and base units with matching work surface over incorporating 1 1/2 stainless steel sink and drainer with mixer tap, space for fridge and freezer, UPVC double glazed window to the rear, recess LED spotlights, radiator and fully tiled floor. Door leading down to the cellar room with power and door to the utility room.

UTILITY ROOM

14'7" x 6'9" [4.47m x 2.08m]

Range of wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap, space for a dryer, plumbing for a washing machine and the boiler is housed in here. Composite side door and UPVC double glazed window to the side. Door to downstairs shower room.



SHOWER ROOM/W.C.

6'4" x 5'2" [min] x 7'10" [max] [1.95m x 1.59m [min] x 2.40m [max]]

Shower cubicle with electric shower, low flush w.c., pedestal wash basin, fully tiled walls and floor. Radiator, UPVC double glazed frosted window to the side, shaver socket point and recess LED spotlights.

FIRST FLOOR LANDING

Original balustrade staircase to the second floor landing, leaded sash window to the side, radiator and doors to three bedrooms, bathroom and store room with oval window to the front and fitted shelves.

BEDROOM TWO

13'0" [min] x 14'11" [max] x 14'0" [3.98m [min] x 4.55m [max] x 4.28m]

UPVC double glazed window to the rear, original sash window to the front, radiator and coving to the ceiling,

BEDROOM THREE

9'10" x 12'11" [3.01m x 3.96m]

Decorative fire surround and tiled hearth, picture rail, UPVC double glazed window to the rear, radiator and exposed wooden floorboards.

BATHROOM/W.C.

10'2" x 6'7" [3.12m x 2.03m]

Four piece suite comprising low flush w.c., pedestal wash basin, freestanding roll top bath with claw feet and corner shower cubicle with mixer shower. Fully tiled walls and floor. Leaded sash window to the rear, spotlights to the ceiling and radiator. Door to airing cupboard.



BEDROOM ONE

15'1" x 15'11" [4.60m x 4.86m]

UPVC double glazed window to the front, coving to the ceiling and radiator.



SECOND FLOOR LANDING

Door to two further bedrooms.

BEDROOM FOUR

13'0" x 13'0" [3.98m x 3.98m]

Sloping roof to two sides, UPVC double glazed window to the rear, timber framed double glazed skylight Velux window to the rear and radiator. Loft access.

BEDROOM FIVE

15'11" x 10'8" [4.86m x 3.27m]

Solid wood flooring, radiator, UPVC double glazed window to the front, recess ceiling spotlights, sloping roof to one side and storage into the eaves.

OUTSIDE

Small lawned garden area to the front with plants and shrubs. Gated access to tarmac driveway providing off street parking leading to the brick built single detached garage with up and over door. To the rear is an attractive lawned garden with plants and shrubs bordering incorporating a stone terraced patio, ideal for entertaining purposes.



COUNCIL TAX BAND

The council tax band for this property is E.

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.