



WAKEFIELD  
01924 291 294

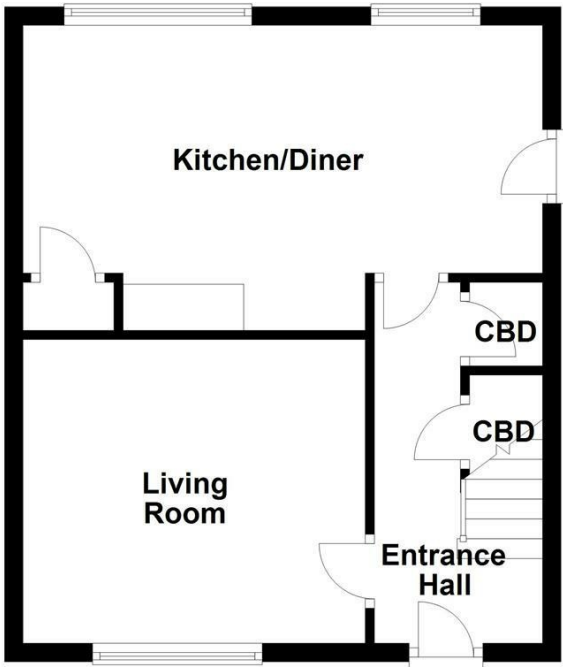
OSSETT  
01924 266 555

HORBURY  
01924 260 022

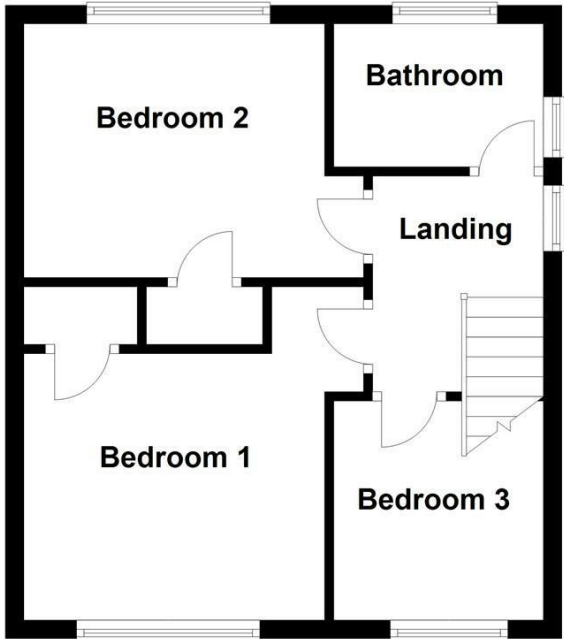
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor

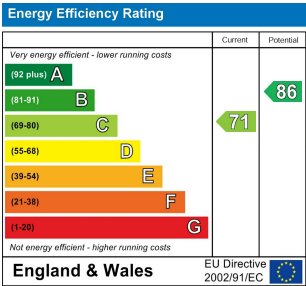


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



26 Sunnydale Road, Ossett, WF5 0QT  
For Sale Freehold £200,000

A fantastic opportunity to purchase this three bedroom semi detached house benefitting from well proportioned accommodation, spacious kitchen/diner and front and rear gardens.

The property fully comprises of entrance hall, living room, two understairs storage cupboards and spacious kitchen/diner with breakfast bar and integrated appliances. The first floor landing leads to the three good sized bedrooms and the modern three piece suite house bathroom/w.c. Outside the property is accessed via a timber gate into an attractive lawned garden with further timber gate with paved pathway leading down the side of the property into the rear garden with two patio areas, split by an attractive lawned garden, completely enclosed on all three sides.

The property is within waking distance to the local amenities and schools within the sought after village of Ossett which benefits from a twice weekly market. Main bus routes run to and from Wakefield city centre and the M1 motorway is only a short distance away, perfect for the commuter looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.





ACCOMMODATION

ENTRANCE HALL

Laminate flooring, central heating radiator, staircase leading to the first floor landing and doors leading to the living room, kitchen/diner and two understairs storage cupboards.

LIVING ROOM

12'1" x 11'0" [3.69m x 3.36m]

UPVC double glazed window overlooking the front aspect, central heating radiator, laminate flooring, coving to the ceiling and wall light.



KITCHEN/DINER

8'10" x 18'5" [2.70m x 5.62m]

Fully tiled floor, coving to the ceiling, range of wall and base units with laminate work surface over and tiled splash back above,

sink and drainer with mixer tap, integrated microwave oven, space for a large freestanding fridge/freezer, breakfast bar, integrated washing machine, integrated oven and grill with four ceramic hobs and tiled and glass splash back above with cooker hood over. Two UPVC double glazed windows overlooking the rear aspect and UPVC double glazed side entrance door. Door providing access to the pantry cupboard with fixed shelving within.



FIRST FLOOR LANDING

Loft access with bi-folding wooden staircase ladder, UPVC double glazed frosted window overlooking the side elevation, central heating radiator and doors to three bedrooms and the house bathroom.

BEDROOM ONE

11'0" x 10'8" plus walk in area [3.36m x 3.27m plus walk in area]  
UPVC double glazed window overlooking the front elevation, central heating radiator and door providing access into built in wardrobe.



BEDROOM TWO

12'0" [max] x 10'6" [min] x 8'11" [3.67m [max] x 3.21m [min] x 2.73m]  
UPVC double glazed window overlooking the rear elevation, central heating radiator and door providing access into built in wardrobe.



BEDROOM THREE

9'1" [max] x 6'9" [min] x 7'5" [2.79m [max] x 2.06m [min] x 2.27m]  
UPVC double glazed window overlooking the front elevation and central heating radiator.

BATHROOM/W.C.

5'3" x 7'4" [1.62m x 2.25m]

Three piece suite comprising L-shaped panelled bath with swinging glass screen, chrome waterfall mixer tap and separate electric shower over the bath. Wash basin with chrome mixer tap built into high gloss vanity cupboard and concealed low flush w.c. Fully tiled walls, laminate flooring, UPVC double glazed frosted windows to the side and rear. UPVC cladding with inset spotlights to the ceiling and chrome ladder style radiator.



OUTSIDE

To the front of the property there is on street parking available and communal car park. A timber gate provides access to the front garden with an attractive lawn and paved pathway leading to the front door with timber panelled surround fences and privet hedges bordering. A timber gate to the side provides access down a paved pathway leading into the rear garden which incorporates a block paved patio area, low maintenance pebbled area and steps leading to the attractive with secondary patio area at the rear, surrounded by timber panelled surround fences and conifer hedges.



COUNCIL TAX BAND

The council tax band for this property is B.

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.