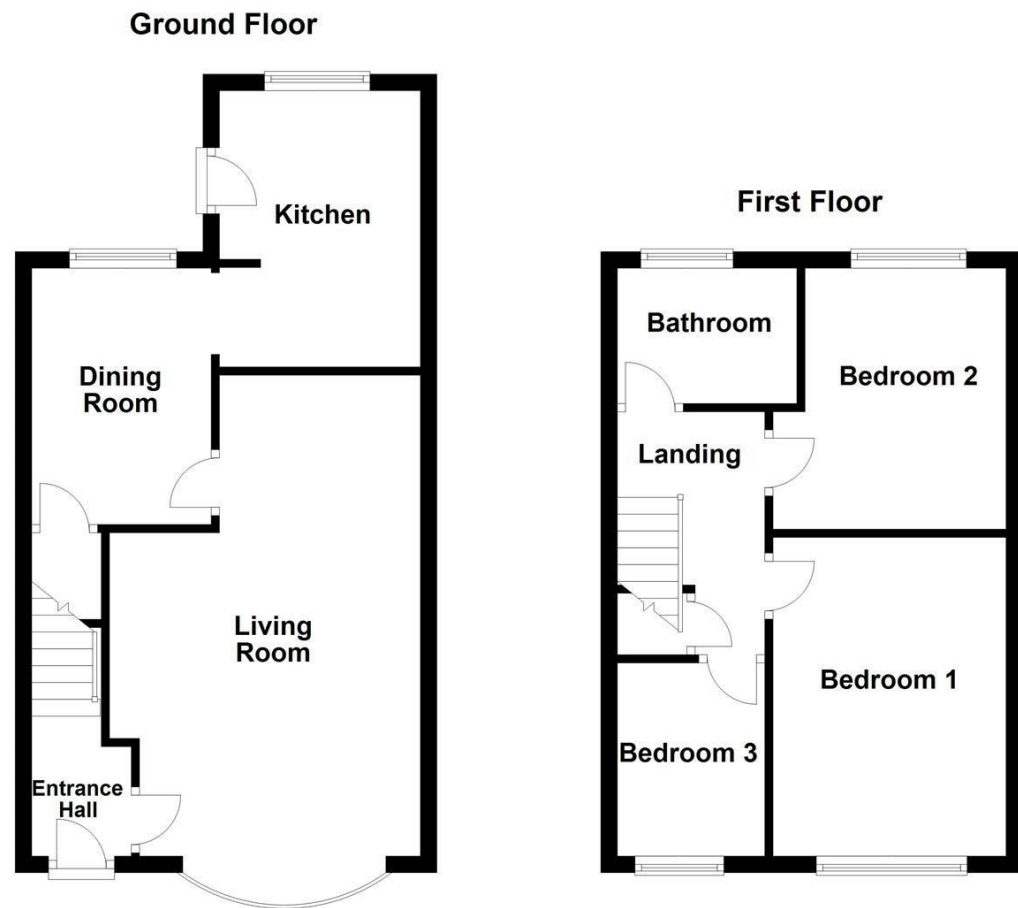




**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844



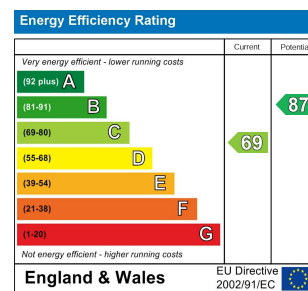
**45 Southdale Road, Ossett, WF5 8BA**  
**For Sale Freehold Offers In The Region Of £210,000**

Well appointed throughout is this spacious and extended three bedroom town house benefitting from UPVC double glazing and gas central heating.

The property fully comprises entrance hall, living room, separate dining room and extended kitchen. Stairs to the first floor lead to three bedrooms and modern house bathroom/w.c. Outside there are low maintenance stone flagged gardens to the front and rear. In addition there is on street parking and the garage is part of a garage block at the rear of the property.

Situated in a popular part of Ossett, the property is well placed to local amenities including shops and good schools with local bus routes nearby and having good access to the motorway network.

A fantastic home, ideal for the first time buyer, couple or family looking to gain access onto the property market and an early viewing comes highly recommended.



**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.

**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





## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door, central heating radiator, coving to the ceiling, stairs to the first floor and door to the living room.

### LIVING ROOM

12'3" x 19'0" max [3.75m x 5.81m max]

Ceiling rose, coving to the ceiling, two wall lights, UPVC double glazed bow window to the front, central heating radiator and door to the dining room.

### DINING ROOM

7'0" x 9'11" [2.14m x 3.03m]

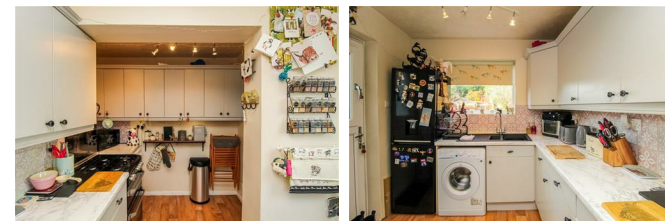
Wooden flooring, UPVC double glazed window to the rear, central heating radiator and understairs storage cupboard. Archway to the kitchen.



### KITCHEN

8'0" x 10'11" [2.44m x 3.35m]

Modern fitted wall and base units with laminate work surface over and tiled splash back above incorporating 1 1/2 sink and drainer with mixer tap. Plumbing and drainage for a washing machine, space for a dryer, space for a tall fridge/freezer, space for a cooker, wood effect laminate flooring, UPVC double glazed window to the rear, central heating radiator and door to rear.



### FIRST FLOOR LANDING

Useful storage cupboard, doors to three bedrooms and the main house bathroom/w.c. Loft access with drop down ladder.

### BEDROOM ONE

9'2" x 12'6" [2.81m x 3.83m]

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



### BEDROOM TWO

9'3" x 10'5" max [2.82m x 3.20m max]

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



### BEDROOM THREE

7'7" x 5'11" [2.33m x 1.81m]

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



### BATHROOM/W.C.

5'4" x 7'1" [1.64m x 2.18m]

Three piece suite comprising panelled bath with bi-folding shower screen and electric shower over. Pedestal wash basin with chrome mixer tap and low flush w.c. Inset spotlights to the

ceiling, extractor fan, central heating radiator and UPVC double glazed window to the rear.



### OUTSIDE

To the front and rear of the property there is a low maintenance flagged garden. There is on street parking and the garage is part of a garage block at the rear of the property.



### 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.