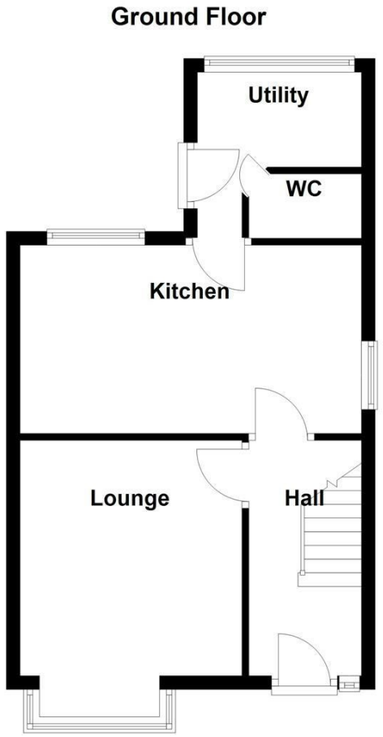

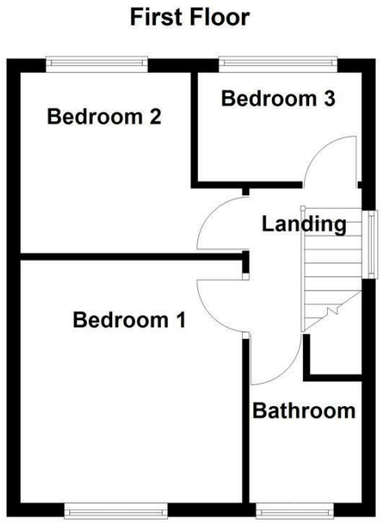

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

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

1 The Orchard, Ossett, WF5 8PP

For Sale Freehold £225,000

Recently renovated to an exceptional standard, this superbly presented three bedroom property offers stylish, ready to move into accommodation. The property benefits from driveway parking, a low maintenance rear garden and modern fitted house bathroom.

The accommodation briefly comprises an entrance hall, spacious lounge, and a modern fitted kitchen/diner with an adjoining utility room and ground floor W.C.. To the first floor, the landing provides access to three bedrooms and a contemporary three piece family bathroom. Externally, the property features a tarmac driveway to the front providing off road parking for two/three vehicles, along with low maintenance gardens to the rear.

Ideally located at the bottom of a cul de sac, within walking distance of the town centre and its popular twice weekly market, the property is also well positioned for access to the motorway network, making it an excellent choice for commuters. Recently refurbished throughout and presented to a high standard, early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
Entrance is via a new composite front door into the main hallway, featuring wood effect flooring, a central heating radiator, and a staircase rising to the first floor landing. Doors provide access to the lounge and the kitchen diner.

LIVING ROOM
11'7" x 10'7" (3.55m x 3.23m)
UPVC double glazed bay window to the front, central heating radiator, open fireplace.

KITCHEN DINER
13'3" (max) x 10'8" (4.06m (max) x 3.26m)
UPVC double glazed windows to the front, rear and side, central heating radiator, skirting boards, spotlights, door into the utility room. Recently renovated modern fitted kitchen with a range of wall and base units providing ample storage, wood effect laminate worktops, sink and drainer unit, integrated induction hob with splashback and cooker hood, integrated double oven, integrated fridge freezer, and dishwasher.

UTILITY ROOM
8'0" x 7'10" (2.44m x 2.39m)
UPVC double glazed window to the rear and a side UPVC door providing access to the garden. Fitted with wall and base units, wood effect laminate worktops, and a sink and drainer unit. A door leads into the downstairs W.C..

DOWNSTAIRS W.C.
5'0" x 3'0" (1.53m x 0.93m)
Chrome style ladder radiator and spotlight to the ceiling, half tiled walls and tiled floor. Fitted with a two piece suite comprising a low flush W.C. and corner wash hand basin with mixer tap.

FIRST FLOOR LANDING
UPVC double glazed window to the side, a wooden banister, doors into three bedrooms and the house bathroom.

BEDROOM ONE
11'7" x 10'7" (3.55m x 3.23m)
UPVC double glazed window to the front, central heating radiator, carpeted flooring and skirting boards.

BEDROOM TWO
7'2" (max) x 8'9" (2.19m (max) x 2.69m)
UPVC double glazed window to the rear, central heating radiator, carpeted flooring and skirting boards.

BEDROOM THREE
7'11" x 5'2" (2.42m x 1.60m)
UPVC double glazed window to the rear, central heating radiator, carpeted flooring and skirting boards.

BATHROOM
7'10" (max) x 5'6" (2.39m (max) x 1.70m)
Frosted UPVC double glazed window to the front, chrome style ladder radiator, spotlights to the ceiling, and fully tiled walls. Modern three piece suite comprising a panelled bath with wall mounted shower and glass screen, wash hand basin with mixer tap, low flush W.C..

OUTSIDE
To the front, the property has a tarmac driveway providing parking for two/three vehicles. Side access leads to the rear garden, which is low maintenance with a pebble finish and a paved patio seating area, perfect for outdoor dining and entertaining.

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.

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.

PLEASE NOTE - RELATIVE OF EMPLOYEE
Under the Estate Agency Act 1974, we will point out that the vendor in this instance is a relative of an employee of Richard Kendall Estate Agent.