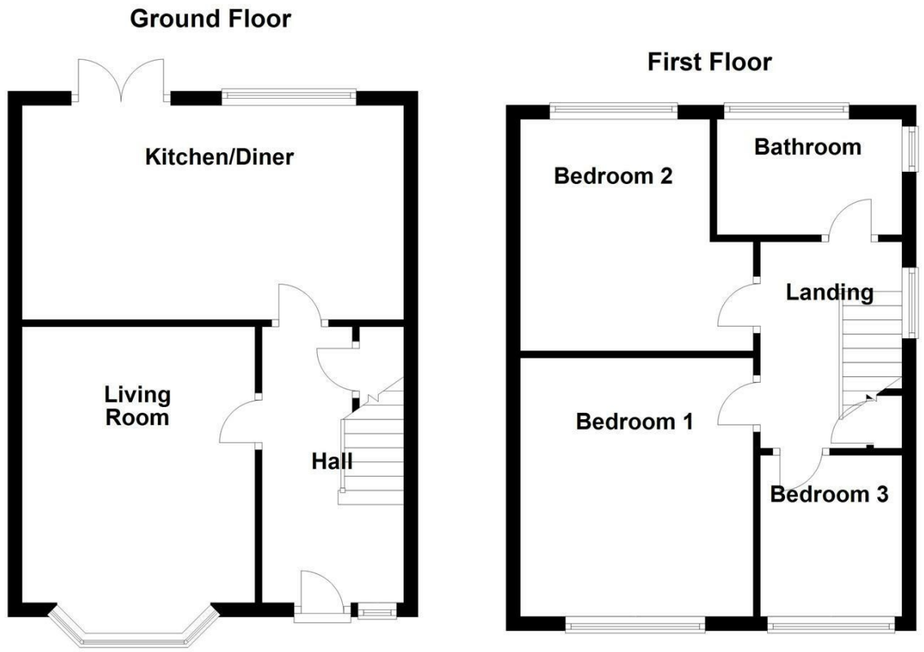
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



26 Manor Lane, Ossett, WF5 0LJ

For Sale Freehold £235,000

Situated in Ossett is this well presented three bedroom semi detached property benefitting from detached garage, driveway parking and front and rear gardens.

The property briefly comprises the entrance hall, living room and kitchen/diner. The first floor landing leads to three bedrooms and family bathroom/w.c. Externally there are low maintenance gardens to the front and rear, side driveway parking and detached garage.

The property is ideally located for all local shops and amenities that Ossett has to offer, whilst only being a short drive away from the motorway network for those looking to commute further afield for work.

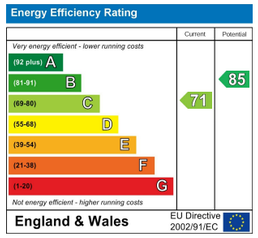
This property would make a first time or family home and a viewing is highly receommended.

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.

ACCOMMODATION

ENTRANCE HALL
UPVC front entrance door, full length side window, central heating radiator, staircase to the first floor landing and access to the living room and kitchen/diner. Built in storage cupboard housing the boiler

LIVING ROOM
12'8" x 10'9" (3.87m x 3.28m)
UPVC double glazed bay window to the front elevation and central heating radiator.

KITCHEN/DINER
17'7" x 9'10" (5.37m x 3.01m)
Fitted kitchen with an array of wall and base units with black laminate work tops, integrated electric oven and hob with splash back, cooker hood and extractor fan. Under cupboard lighting, 1 1/2 stainless steel sink and drainer unit, space for a fridge/freezer and space for a washing machine. UPVC double glazed window and French doors to the rear elevation and central heating radiator.

FIRST FLOOR LANDING
Access to three bedrooms and family bathroom.

Over stairs storage cupboard. FAKRO loft ladder providing access to the loft which is part floored and has lighting and a TV booster.

BEDROOM ONE
11'11" x 10'8" (3.64m x 3.27m)
UPVC double glazed window to the front elevation and central heating radiator.

BEDROOM TWO
11'0" x 10'9" (3.36m x 3.28m)
UPVC double glazed window to the rear elevation and central heating radiator.

BEDROOM THREE
7'4" x 6'7" (2.26m x 2.01m)
UPVC double glazed window to the front elevation and central heating radiator.

BATHROOM/W.C.
8'1" x 5'5" (2.48m x 1.67m)
UPVC double glazed frosted windows to the rear and side elevation. Three piece suite comprising wall mounted shower over the bath, wash hand basin with mixer tap, low flush w.c., stainless steel double mirror wall cabinet, central heating radiator and fully tiled walls.

OUTSIDE
To the front is a lawn with bush border and ample driveway parking down the side of the property providing space for two/three cars. To the rear is a low maintenance flagged garden with outside tap and light, side gate access with detached garage with up and over door, power and light, as well as side door for access.

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.

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.