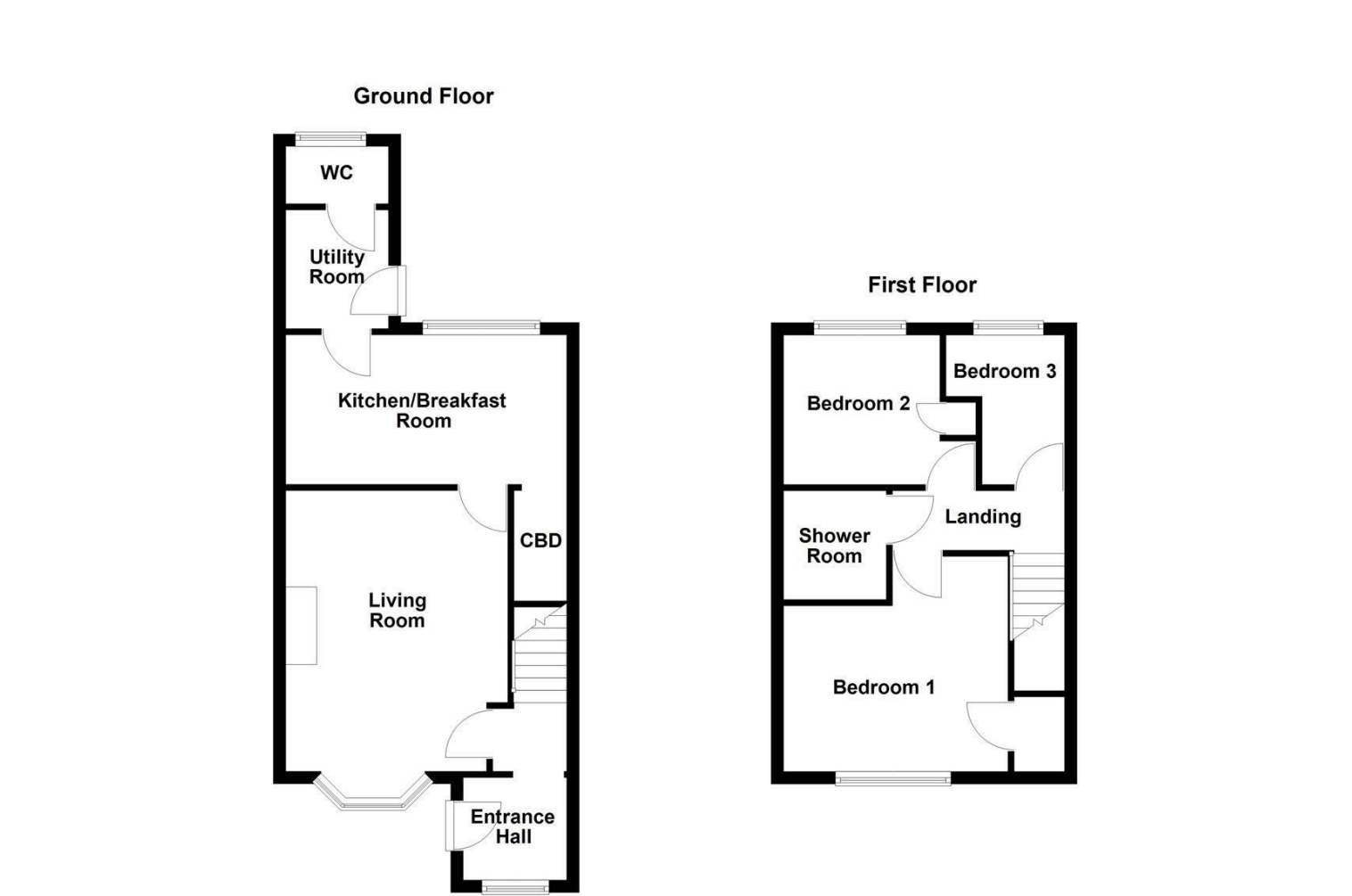


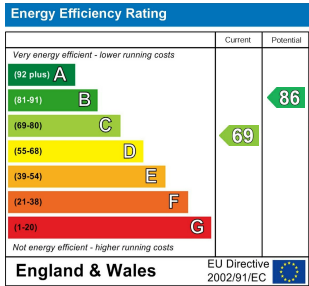


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

## 19 South Parade, Ossett, WF5 0EF

### For Sale Freehold O.I.R.O £229,950

A superb opportunity to purchase this beautifully presented three bedroom mid terrace home, finished throughout to an exceptionally high standard.

The property features a stunning modern kitchen/breakfast room complete with high gloss units, integrated appliances, and a breakfast bar, alongside a separate utility room with access to the downstairs w.c. The contemporary living room is tastefully finished, and the ground floor is complemented by a spacious entrance hall with built in seating and useful under stairs storage. To the first floor, there are three well-proportioned bedrooms, with bedrooms one and two benefiting from fitted wardrobes, all served by a stylish three piece house shower room. Externally, the front of the property offers a tarmac driveway providing off street parking for up to three vehicles. The rear garden has been thoughtfully designed to create an exceptional entertaining space, featuring two Indian stone patio areas, one beneath a timber pergola with a covered plastic roof, and the other beneath a larger timber pergola fitted with a fully operational outdoor bar with power, roll down doors, and an additional pull out awning for added shelter when required. The garden is fully enclosed by panel fencing on all sides, offering both privacy and practicality.

The property is ideally located within walking distance of local amenities and schools in the sought after village of Ossett, and provides excellent access to the M1 motorway, making it ideal for commuters.

A full internal inspection is essential to truly appreciate the quality of accommodation on offer, and early viewing comes highly recommended.

Richard Kendall

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## ACCOMMODATION

### ENTRANCE HALL

A composite front entrance door opens into the entrance hall, a full tiled floor, a UPVC double glazed window to the front aspect, a central heating radiator and a staircase leading to the first floor landing. A door leads into the living room.

### LIVING ROOM

10'7" [min] x 11'9" [max] x 14'10" [3.23m [min] x 3.60m [max] x 4.54m]

A UPVC double glazed window overlooking the front aspect, central heating radiator with cover, a bioethanol fire, fixed shelving to the right of the chimney breast and laminate flooring throughout. A door leads into the modern fitted kitchen/breakfast room.



### KITCHEN/BREAKFAST ROOM

7'10" x 15'0" [2.41m x 4.59m]

Fitted with a range of modern wall and base high gloss units with laminate work surfaces and tiled splashback. A sink and drainer with swan neck mixer tap, integrated oven and grill, separate four ring induction hob with extractor over, downlights built into the wall units, inset spotlights to the ceiling, contemporary black wall mounted radiator, UPVC double glazed window overlooking the rear aspect and timber door leading into the utility room. An opening to the understairs storage cupboard, an integrated fridge and separate integrated freezer, full size NEFF integrated dishwasher, breakfast bar seating for three and laminate flooring.



### UTILITY ROOM

5'5" x 6'3" [1.66m x 1.92m]

Comprising laminate work surfaces with matching upstand, plumbing and drainage for a washing machine, space for a dryer, wall mounted condensing boiler, central heating radiator, UPVC double glazed external door to the rear garden, and a timber door into the downstairs w.c. Finished with laminate flooring and inset ceiling spotlights.

### W.C.

3'0" x 6'4" [0.93m x 1.94m]

Laminate flooring, low flush w.c., pedestal wash basin with twin taps, UPVC double glazed frosted window to the rear aspect and inset ceiling spotlights.

### FIRST FLOOR LANDING

Loft access via a bi-fold wooden ladder, with doors leading to three bedrooms and the modern fitted house shower room.

### BEDROOM ONE

11'8" [max] x 8'10" [min] x 10'7" [3.56m [max] x 2.71m [min] x 3.24m]

A UPVC double lazed window overlooking the front elevation, central heating radiator, ceiling spotlights and door leading into a built-in wardrobe.



### BEDROOM TWO

10'2" [max] x 8'3" [min] x 8'0" [3.12m [max] x 2.52m [min] x 2.44m]

A UPVC double glazed window to the rear elevation, central heating radiator and built-in single wardrobe.



### BEDROOM THREE

8'0" x 4'5" [min] 6'5" [max] [2.45m x 1.37m [min] 1.97m [max]]

A UPVC double glazed window overlooking the rear elevation and a central heating radiator.

### SHOWER ROOM/W.C.

5'2" x 5'8" [1.60m x 1.75m]

A modern three piece suite comprising low flush w.c. with concealed cistern, wash basin with mixer tap set over two drawer vanity unit, walk-in shower enclosure with solid glass screen and a black mixer shower with rain head and additional hand attachment. Fully tiled walls and floor, inset spotlights, ceiling extractor fan and large built-in LED illuminated mirror above the sink.



### OUTSIDE

To the front is a tarmac driveway with space for up to three vehicles and an electric car charging port. The rear garden includes a water tap, outdoor power socket, and an L-shaped Indian stone patio partly covered by a timber pergola. A central Indian

stone path with limestone edging leads to a large rear patio with a second pergola and access to the outdoor bar, which features power, shelving, a fully flagged floor, a storage room, and a zip-down serving panel. The garden is fully enclosed by fencing.



### PLEASE NOTE

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process. The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.

### 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.