



WAKEFIELD  
01924 291 294

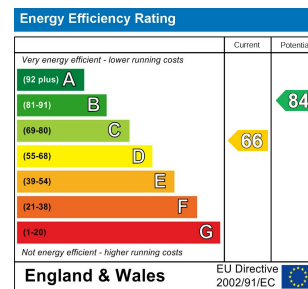
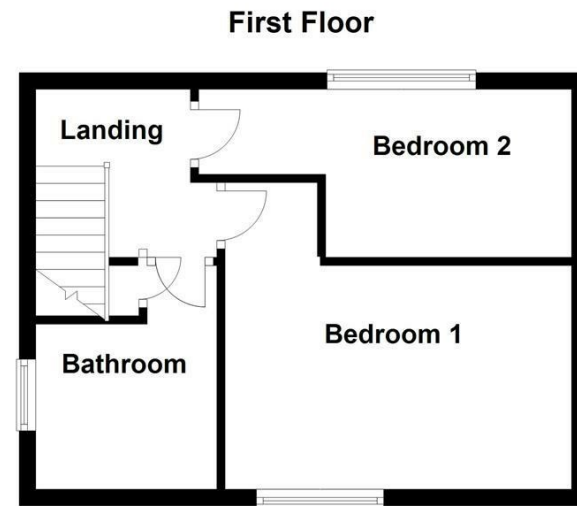
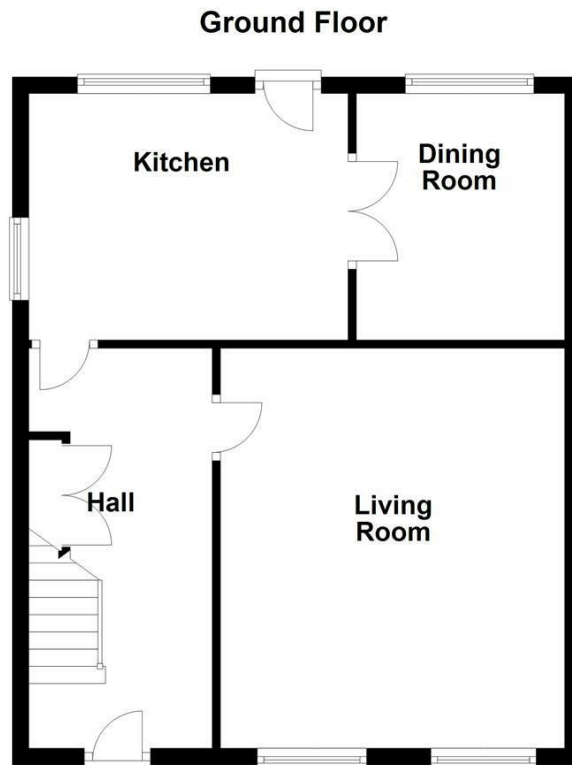
OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
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01977 798 844

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**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** [www.mortgagesolutionsofwakefield.co.uk](http://www.mortgagesolutionsofwakefield.co.uk)  
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 339572,  
Pontefract & Castleford office 01977 798844 or 07776458351,  
Ossett & Horbury offices 01924 266555  
and Normanton office 01924 899870.  
Alternatively email [vince@mortgagesolutionsofwakefield.co.uk](mailto:vince@mortgagesolutionsofwakefield.co.uk) or [chris@mortgagesolutionsofwakefield.co.uk](mailto:chris@mortgagesolutionsofwakefield.co.uk)

\*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.



**25 South Parade, Ossett, WF5 0EF**

**For Sale Offers In The Region Of £275,000**

Being set well back from the road and in a larger than average plot, this two bedroom period property represents a rare opportunity indeed benefitting from two reception rooms, ample driveway parking and front and rear gardens.

The property briefly comprises of entrance hall, living room and kitchen leading to dining room. From the first floor landing are two bedrooms and house bathroom/w.c. With front and rear gardens, the private driveway offers parking for several vehicles and is complemented by a good sized double garage, as well as an additional outbuilding.

Situated on South Parade in Ossett, it is ideally located to take advantage of the local shops, schools and other amenities, as well as offering easy access to the motorway network.

With plenty of character and offered to the market with no onward chain, the property would make a fantastic home and a viewing is highly recommended.



## ACCOMMODATION

### HALL

Under stairs storage, gas central heating radiator and access to living room and kitchen.

### LIVING ROOM

15'10" x 13'7" [4.83m x 4.16m]

Two wood frames double glazed windows to the front elevation, gas central heating radiator and carpeted. Open fireplace with stone brick and log burner with environmentally approved wood burning stove.

### KITCHEN

12'7" x 9'9" [3.86m x 2.98m]

Wood framed double glazed windows to the side and rear elevation, with rear door leading to the garden. Modern fitted kitchen with an array of wooden wall and base units for storage, partial tiled splashback, space for a double gas oven and cooker hood, space for a washing machine, space for a fridge/freezer and integrated slimline dishwasher. Wood work tops to one side with laminate to the other. Inset sink with hot and cold tap, spotlights to the ceiling and double doors leading to the dining room.



### DINING ROOM

9'9" x 8'3" [2.98m x 2.52m]

Double glazed window to the rear elevation, tiled flooring with space for a dining table and chairs. Gas central heating radiator and wall lights to one side.



### FIRST FLOOR LANDING

Access to two bedrooms and family bathroom/w.c.

### BEDROOM ONE

13'8" x 8'10" [4.19m x 2.70m]

Double glazed window to the front elevation, original wood flooring and gas central heating radiator.



### BEDROOM TWO

14'9" [max] x 6'7" [4.51m [max] x 2.03m]

Double glazed window to the rear elevation, gas central heating radiator and original wood flooring. With fitted loft bed, workstation and built in storage area.

### BATHROOM/W.C.

7'2" x 6'6" [2.19m x 2.0m]

Double glazed frosted window to the side elevation. Three piece bathroom suite comprising wall mounted shower over the freestanding bath, low flush w.c. and wash hand basin with hot/cold taps. Original wood flooring and built in storage cupboard over the stairs.



### OUTSIDE

To the front of the property there is a lawned area with shrubs and bushes to the boundary. To the rear of the property is a larger lawned area as well as a South West facing pebble lined sunken patio, a good sized double garage and a brick built former stable outbuilding with brick lined patio area to rear. The well stocked boundaries comprise mainly of fruit trees and bushes.



### COUNCIL TAX BAND

The council tax band for this property is A.

### 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 six local offices.