



WAKEFIELD  
01924 291 294

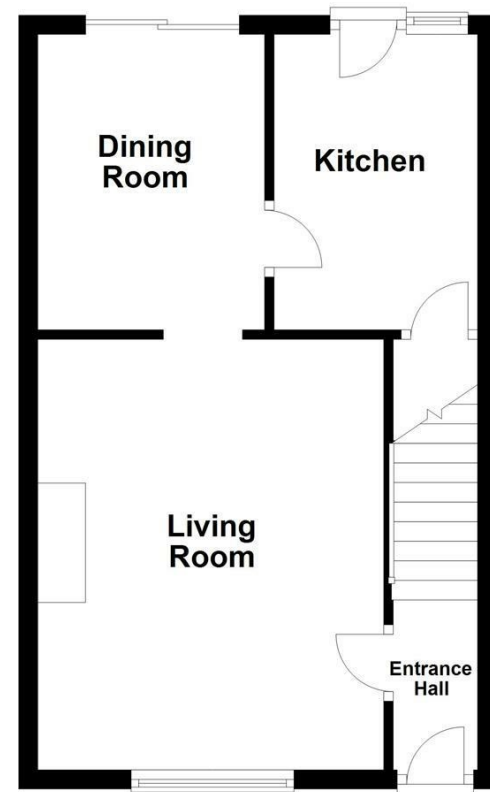
OSSETT  
01924 266 555

HORBURY  
01924 260 022

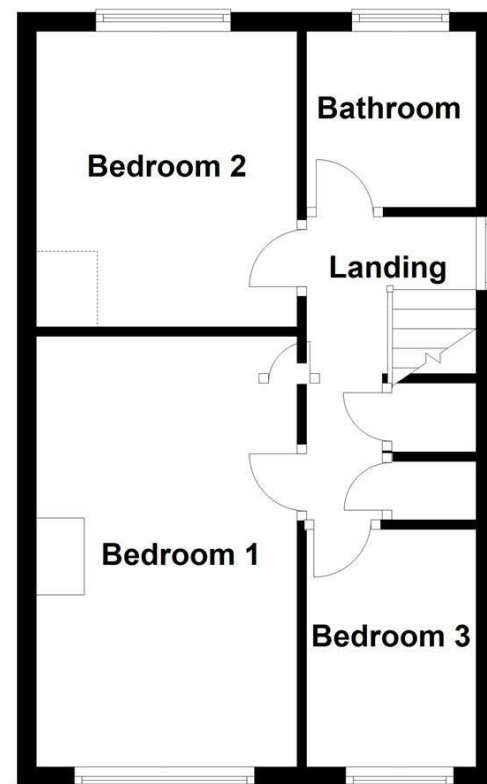
NORMANTON  
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PONTEFRACT & CASTLEFORD  
01977 798 844

### Ground Floor



### First Floor



## 26 Runtlings, Ossett, WF5 8JJ

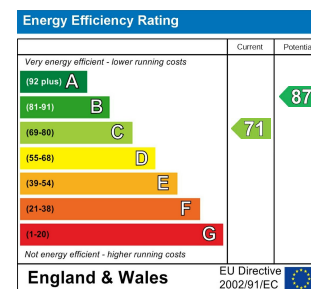
For Sale Freehold £150,000

Situated in the sought after area of Ossett is this three bedroom end terrace property benefitting from well proportioned accommodation throughout, off road parking and front and rear gardens.

The property briefly comprises of the entrance hall, living room, dining room and kitchen. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front of the property the garden is laid to lawn with timber fencing to either side and a concrete path to the front door. To the rear the garden is laid to lawn incorporating mature trees and plants with a concrete patio area, perfect for outdoor dining and entertaining, with timber fencing to either side.

Situated in the popular part of Ossett the property is well placed to local amenities including shops, schools and local bus routes are nearby. Ossett town centre enjoys a twice weekly market.

Only a full internal inspection will reveal all that's on offer at this home and an early viewing is highly advised to avoid disappointment.



#### 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



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#### ACCOMMODATION

##### ENTRANCE HALL

Central heating radiator, stairs to the first floor landing and door to the living room.

##### LIVING ROOM

14'7" x 12'0" [4.47m x 3.68m]

Gas fireplace with laminate hearth, surround and wooden mantle. UPVC double glazed window to the front, central heating radiator, ceiling rose, dado rail and an opening through to the dining room.

##### DINING ROOM

7'11" x 10'2" [2.42m x 3.11m]

Set of UPVC double glazed sliding doors to the rear, door to the kitchen and central heating radiator.



##### KITCHEN

6'11" x 10'6" [2.13m x 3.21m]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with partial tiled splash back, space and plumbing for a cooker and washing machine. Access to the understairs storage cupboard, UPVC double glazed window and frosted door to the rear. The Ideal combi boiler is housed in here.



##### FIRST FLOOR LANDING

UPVC double glazed frosted window to the side, loft access and an overstairs storage cupboards. Doors to three bedrooms and the house bathroom.

##### BEDROOM ONE

8'11" x 14'4" [2.72m x 4.39m]

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



##### BEDROOM TWO

10'11" x 8'11" (max) x 6'3" (min) [3.33m x 2.72m (max) x 1.91m (min)]

Access to a storage cupboard and UPVC double glazed window to the rear.



##### BEDROOM THREE

5'11" x 8'2" [1.81m x 2.5m]

UPVC double glazed window to the front.



##### BATHROOM/W.C.

6'3" x 5'11" [1.93m x 1.81m]

UPVC double glazed frosted window to the rear, central heating radiator, low flush w.c., pedestal wash basin and panelled bath.



##### OUTSIDE

To the front of the property the garden is laid to lawn with timber fencing to either side and a concrete path to the front door. To the rear the garden is laid to lawn incorporating mature trees and plants with a concrete patio area, perfect for outdoor dining and entertaining, with timber fencing to either side.



##### 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.