



WAKEFIELD  
01924 291 294

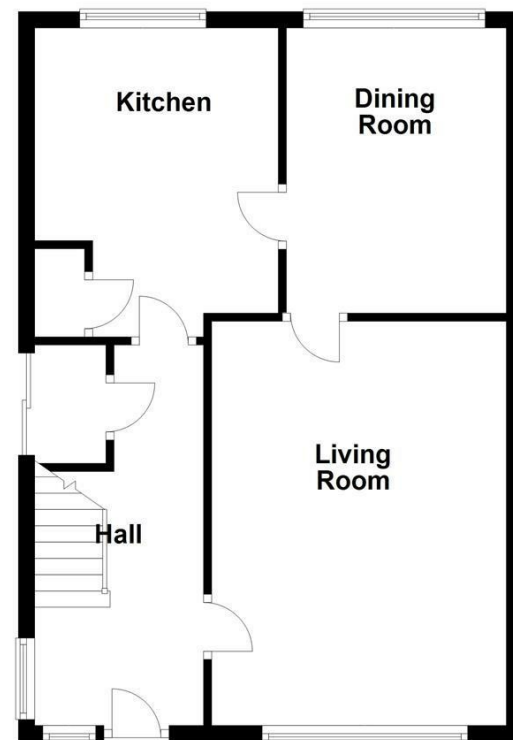
OSSETT  
01924 266 555

HORBURY  
01924 260 022

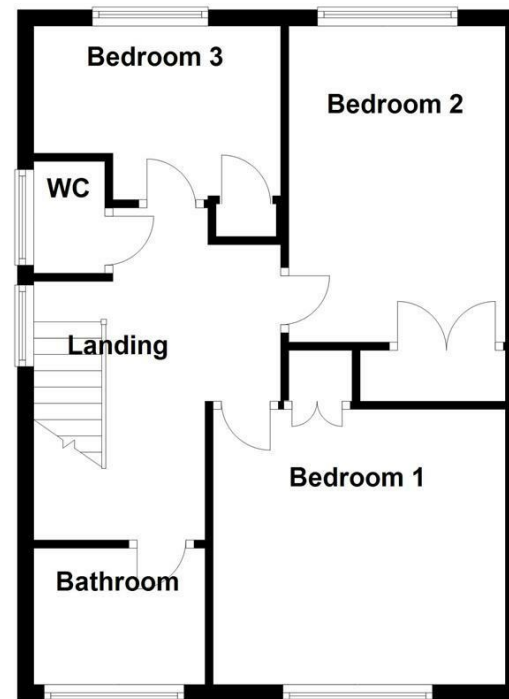
NORMANTON  
01924 899 870

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01977 798 844

Ground Floor



First Floor



## 59 Kingsway Close, Ossett, WF5 8DZ

For Sale Freehold £200,000

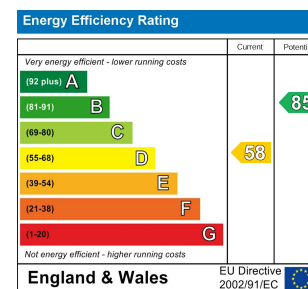
Situated close to Ossett town centre and occupying a fantastic plot is this three bedroom semi detached property benefitting from ample driveway parking, detached garage and front and rear gardens.

The property fully comprises of entrance hall, living room, dining room and kitchen. The first floor landing provides access to three bedrooms, family bathroom and separate w.c. Externally there are lawns to the front and rear with ample off road parking provided by a tarmac driveway running down the side of the property leading to the detached garage.

Located in Ossett, which has a range of amenities, including shops, restaurants, pubs, and cafes. The town hosts a twice weekly market and Ossett enjoys several parks and green spaces.

Transportation links in Ossett are convenient, with bus services connecting the town to nearby Wakefield and Dewsbury, as well as surrounding areas. The M1 and M62 motorways are also a short drive away.

Ideally located with plenty of potential and a viewing is highly recommended.



### 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

Composite front entrance door with window to the side elevation, access to the living room and kitchen. Door to side porch leading to the driveway.

### LIVING ROOM

16'2" x 11'10" [4.95m x 3.62m]

UPVC double glazed window to the front elevation, door to the dining room and feature gas fireplace.



### DINING ROOM

11'5" x 8'10" [3.5m x 2.70m]

UPVC double glazed window to the rear elevation and door to the kitchen.



### KITCHEN

12'5" x 9'10" [3.8m x 3.01m]

UPVC double glazed window to the rear elevation. Fitted kitchen with wall and base units incorporating stainless steel sink and drainer, space for a gas cooker, space for a washing machine and fridge/freezer. Built in storage cupboard.

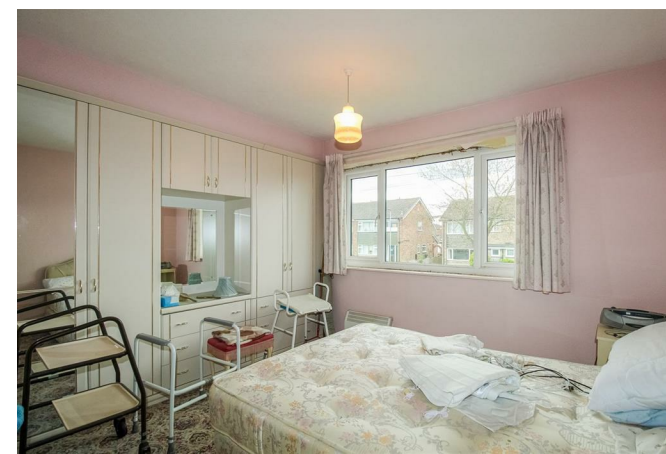
### FIRST FLOOR LANDING

UPVC double glazed window to the side elevation and access to three bedrooms, bathroom and separate w.c.

### BEDROOM ONE

11'8" x 11'1" [3.58m x 3.4m]

UPVC double glazed window to the front elevation, fitted wardrobes to one side and built in storage cupboard.



### BEDROOM TWO

12'9" x 8'10" [3.89m x 2.7m]

UPVC double glazed window to the rear elevation and built in storage cupboard.



### BEDROOM THREE

9'11" x 7'0" [3.04m x 2.15m]

UPVC double glazed window to the rear and built in storage cupboard.

### BATHROOM

6'10" x 5'6" [2.09m x 1.69m]

UPVC double glazed frosted window to the front. Two piece suite comprising wall mounted shower over the bath and wash hand basin. Fully tiled walls.



### W.C.

6'0" x 2'10" [1.83m x 0.87m]

UPVC double glazed frosted window to the side and low flush w.c.

### OUTSIDE

To the front of the property is a lawn with bush and shrubbery border. Side tarmac driveway parking provides ample space for four/five vehicles leading to the detached garage with manual door. To the rear is a lawned garden with small flagged patio seating area.



### 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.