



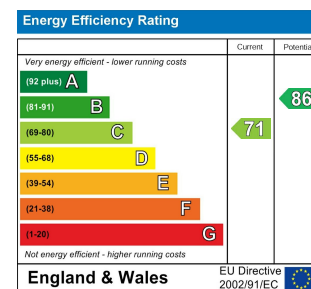
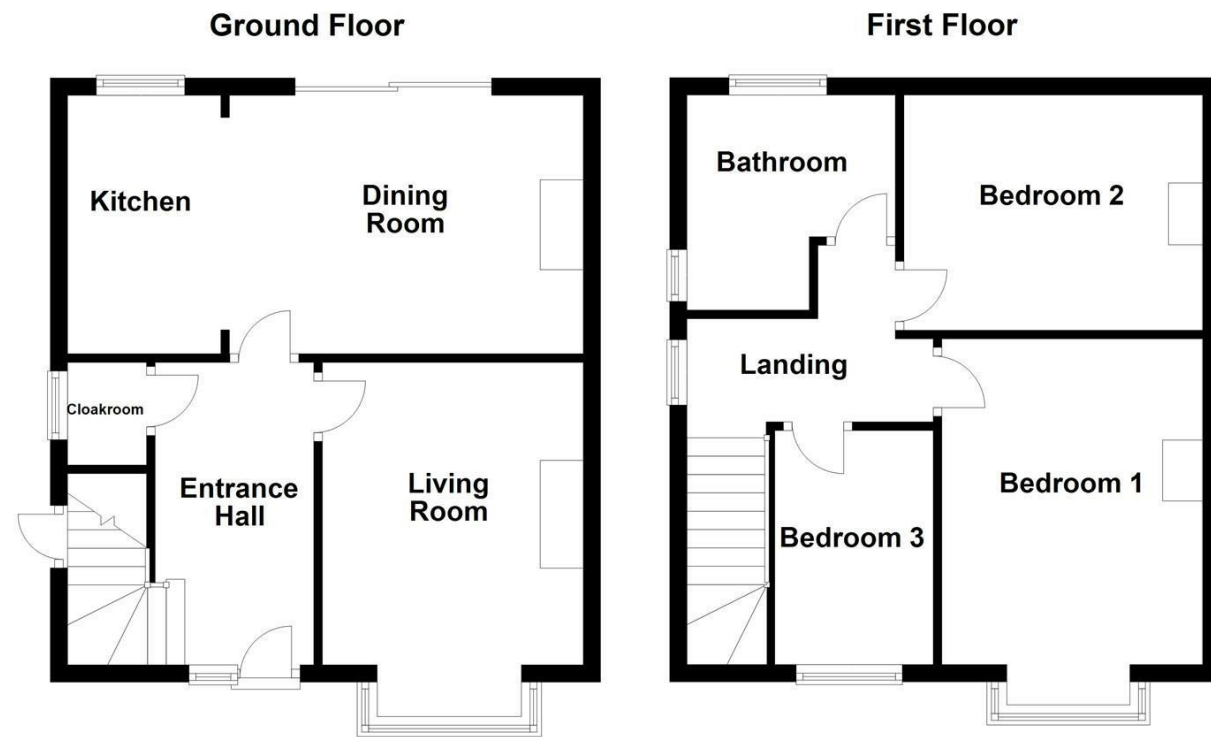
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



**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.



**Berron Cromwell Place, Ossett, WF5 9LP**

**For Sale Freehold £285,000**

Well appointed throughout is this spacious three bedroom semi detached home benefiting from UPVC double glazing and gas central heating.

The accommodation fully comprises entrance hall, lounge, open plan kitchen diner, first floor landing, three bedrooms and contemporary bathroom with shower. Outside there is a low maintenance flagged garden to the front and a driveway to the side providing off road parking leading to the concrete sectional detached garage, there is a lawned garden to the rear incorporating a flagged patio.

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 town is also close to major road networks, including the M1 and M62 motorways.

Offered for sale with no chain involved, this is an ideal home for the growing family and an internal viewing is recommended.





## ACCOMMODATION

### ENTRANCE HALL

Composite entrance door with UPVC double glazed frosted panel at the side, radiator, wood effect flooring, stairs to the first floor landing, door to understairs cloaks with combination boiler and UPVC double glazed frosted window to the side. Radiator, doors to the kitchen diner and lounge.

### LOUNGE

9'11" x 13'10" into bay window [3.03m x 4.22m into bay window]

UPVC double glazed window to the front, radiator.



### KITCHEN DINER

9'10" x 19'10" [3.01m x 6.05m]

Modern fitted wall and base units with work surface over incorporating sink and drainer with mixer tap, space for fridge and freezer, integrated dishwasher, integrated oven and grill, four ring gas hob, stainless steel filter hood above, tiled splashback, laminate flooring, UPVC double glazed window and sliding patio doors to the rear. Radiator.



### FIRST FLOOR LANDING

Loft access via drop down ladder. UPVC double

glazed window to the side, doors to three bedrooms and bathroom/w.c.

### BEDROOM ONE

15'4" into bay x 9'11" [4.69m into bay x 3.04m]

UPVC double glazed bay window to the front, radiator.



### BEDROOM THREE

6'3" x 9'5" [1.92m x 2.89m]

UPVC double glazed window to the front, radiator.

### BEDROOM TWO

11'5" x 9'3" [3.48m x 2.83m]

UPVC double glazed window to the rear and radiator.



### HOUSE BATHROOM/W.C.

8'0" x 8'2" max x 5'4" min [2.45m x 2.51m max x 1.65m min]

Low flush w.c., panelled bath and wash basin over vanity cupboards, walk in shower with mixer shower and rain water shower head, UPVC double glazed frosted windows to the rear and

side, tiled effect floor, radiator, recessed ceiling spotlights.



### OUTSIDE

To the front there is a low maintenance flagged garden and to the rear there is a lawned garden incorporating a flagged terrace patio. To the side there is a tarmac driveway leading to the detached concrete sectional garage with up and over door. Door to the outside storage at the side of the property.



### COUNCIL TAX BAND

The council tax band for this property is C

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### 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.