



WAKEFIELD  
01924 291 294

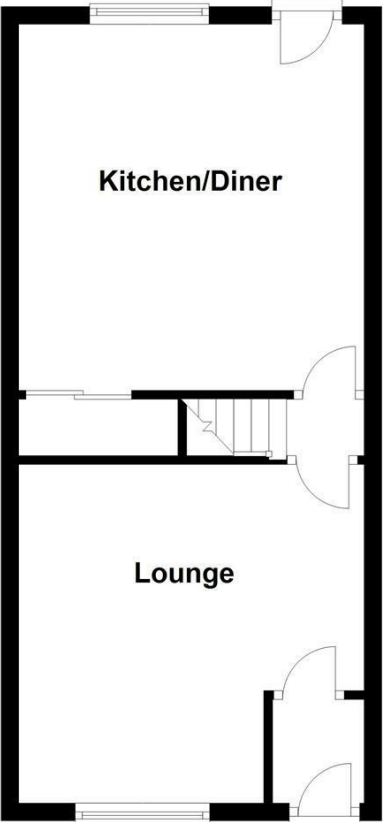
OSSETT  
01924 266 555

HORBURY  
01924 260 022

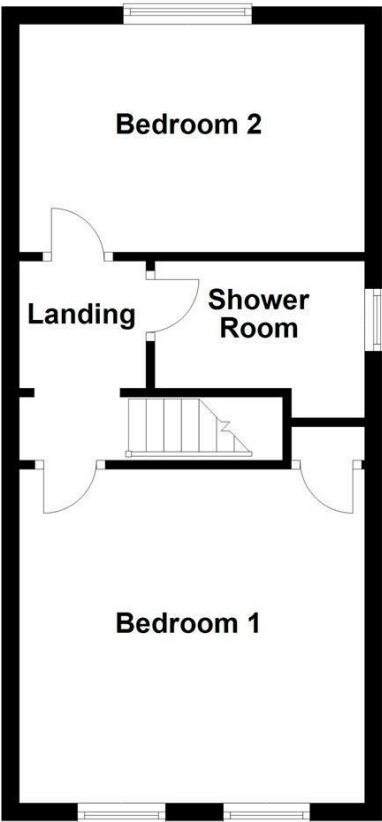
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor

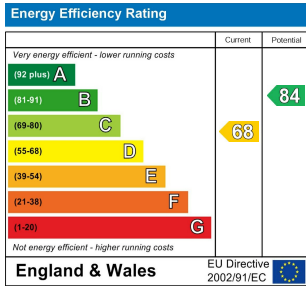


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

**8 Hilda Street, Ossett, WF5 0JJ**

**For Sale Freehold £139,950**

Deceptive from the main roadside is this two double bedroom end terrace property benefitting from UPVC double glazing and gas central heating.

The property fully comprises of entrance vestibule, lounge, inner hallway, kitchen/diner with access down to the cellar. The first floor landing leads to two double bedrooms and modern fitted shower room/w.c. Outside there is a low maintenance garden to the front and stone flagged garden to the rear.

Situated in a popular part of Ossett, the property is well placed to local amenities including shops and good schools, with local bus routes nearby and Ossetts twice weekly market. There is good access to the M1 motorway for those looking to travel further afield.

In need of some updating however offering much potential, this property makes an ideal home for the first time buyer, couple or family looking to gain access to the property market. Offered for sale with no chain and vacant possession upon competition, a viewing is highly recommended.



#### ACCOMMODATION

#### LOUNGE

12'11" x 12'11" [3.94m x 3.94m]

UPVC double glazed window to the front, radiator, space for feature fire, coving to the ceiling and door to inner hallway. Door leading into the kitchen/diner.



#### KITCHEN/DINER

13'8" x 13'1" [4.18m x 4.01m]

Range of fitted wall and base units with work surface over incorporating 1.5 stainless steel sink

and drainer with mixer taps, integrated fridge and freezer, plumbing for a washing machine, space for a dryer, integrated oven and grill with four ring gas hob with stainless steel back with pull out filter hood above. UPVC double glazed window and door to the rear, coving to the ceiling, tiled effect floor, radiator and sliding door with stairs down to the cellar with light. Combi boiler is housed in wall cupboard.



#### INNER HALLWAY

Stairs to the first floor landing.

#### FIRST FLOOR LANDING

Loft access, doors to two bedrooms and the house shower room.

#### BEDROOM ONE

12'10" x 12'11" [3.93m x 3.96m]

Two UPVC double glazed windows to the front, radiator, coving to the ceiling and built in wardrobe. Door to storage cupboard.



#### SHOWER ROOM/W.C.

8'6" x 5'2" [min] x 6'6" [max] [2.60m x 1.59m [min] x 2.0m [max]]

Walk in double shower cubicle with mixer shower, low flush w.c., vanity wash hand basin, fully tiled walls, heated chrome towel radiator and wood effect floor. UPVC double glazed frosted window to the side.



#### BEDROOM TWO

8'0" x 11'9" [2.45m x 3.59m]

Built in wardrobe, radiator, coving to the ceiling and UPVC double glazed window to the rear.



#### OUTSIDE

Low maintenance garden to the front and gated access to the side with right of way for the neighbours. Stone flagged garden to the rear.



#### PLEASE NOTE

Please note: the gas supply is currently capped off to the cooker/hob.

#### 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 local offices.