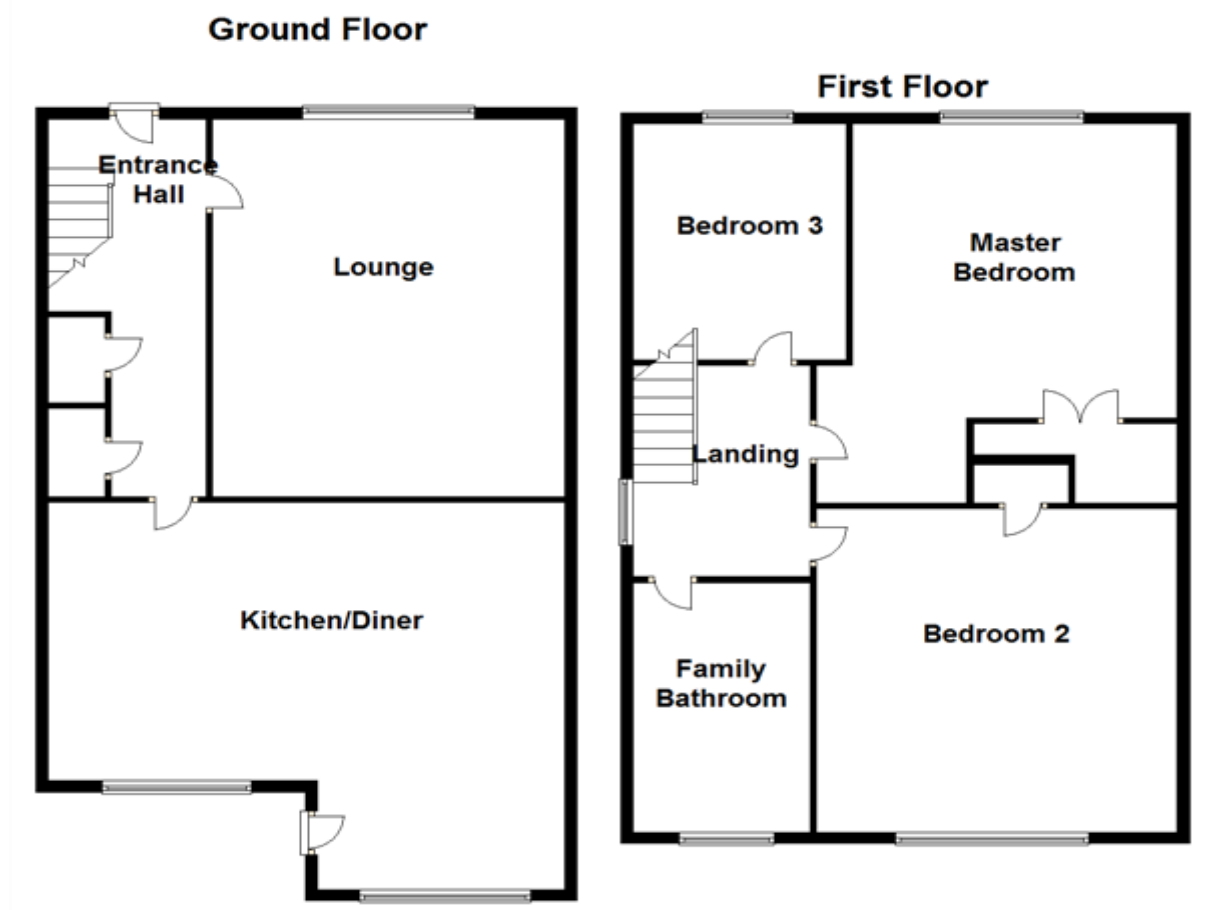


OTHER INFORMATION

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.

In all our property sales brochures there is a 6" measurement tolerance. 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

FREE VALUATION

If you are thinking of a move then take advantage of our FREE valuation service, telephone any of our five offices for a prompt and efficient service with the knowledge that RICHARD KENDALL has been selling houses for the people of Wakefield for over 45 years and now selling and renting houses in Pontefract.

With FIVE local offices all working together to sell your home



MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage deal available to you*. Contact Vince Hickman on 01924 339572 or contact vince@mortgagesolutionsofwakefield.co.uk or Sharon Dorsett on 01924 266555 sharon@mortgagesolutionsofwakefield.co.uk, www.mortgagesolutionsofwakefield.co.uk

*your home may be repossessed if you do not keep up repayments on your mortgage

MAILING LIST

Make sure that you keep up to date with all new properties in your price range and the particular area you have in mind and register your requirements with our office. These will be mailed to you every week.

Also the Richard Kendall Estate Agent magazine is sent to all applicants on our mailing list FREE OF CHARGE

REMEMBER WE GUARANTEE PERSONAL SERVICE WITH QUALIFIED AND EXPERIENCED STAFF IN EACH OF OUR FIVE OFFICES



Wakefield 01924 291294	Pontefract 01977 798844	Horbury 01924 260022	Ossett 01924 266555	Normanton 01924 899870
---------------------------	----------------------------	-------------------------	------------------------	---------------------------



56 Broadowler Lane, Ossett, WF5 0QN

For Sale Freehold £129,950

Enjoying a tucked away position just off Broadowler Lane is this well presented and extended three bedroom semi detached house benefiting from UPVC double glazing and gas central heating.

The accommodation fully comprises of entrance hallway, lounge, extended modern fitted kitchen diner, stairs to the first floor, three bedrooms (two of which are good size doubles) and a superb size modern house bathroom/w.c. Outside, there are attractive lawned gardens to the front with a gated access to the rear onto a block paved driveway providing off road parking and a pleasant lawned garden incorporating flagged patio areas.

Ossett plays host to a range of amenities including shops, schools, bus station, supermarkets, public houses and restaurants. For those wishing to commute on a regular basis then Junction 40 of the M1 motorway is a short distance drive away.

An ideal family home, which deserves an early viewing to fully appreciate the accommodation on offer and to avoid any disappointment.

OPEN 7 DAYS A WEEK



ACCOMMODATION

ENTRANCE HALLWAY

UPVC entrance door, radiator, three doors to understairs storage, stairs to the first floor landing, coving to the ceiling. Doors into the lounge and L-shaped kitchen diner.

LOUNGE

12' 1" x 10' 10" (3.69m x 3.31m)

Electric fire with modern surround, coving to the ceiling, UPVC double glazed window to the front, radiator.

L-SHAPED KITCHEN DINER

8' 10" x 18' 4" (2.70m x 5.61m) plus 1.45m x 2.89m

Comprises a range of quality fitted wall and base units with laminate work surface over incorporating stainless steel sink and drainer with mixer tap, integrated Stoves grill and double oven, Stoves four ring electric hob with pull out filter hood above, part tiled splash back, wood laminate flooring, UPVC double glazed window to the rear, radiator, further UPVC double glazed window to the rear, integrated fridge and freezer, double doors to cloaks cupboard.



FIRST FLOOR LANDING

Loft access, coving to the ceiling, UPVC double glazed window to the side, doors to three bedrooms and bathroom/w.c.

HOUSE BATHROOM/W.C.

7' 4" x 5' 5" (2.26m x 1.67m)

A superb modern fitted bathroom comprising of concealed low flush w.c., wash basin incorporating work surface over base units, shaped panelled bath with mixer shower over and part tiled to this area. Fully tiled floor with underfloor heating, heated chrome towel radiator, recessed ceiling spotlights, UPVC double glazed frosted windows to the side and rear.



MASTER BEDROOM

10' 9" x 12' 10" (3.28m x 3.93m) plus walk in area

UPVC double glazed window to the front, radiator, quality fitted wardrobes to two walls.



BEDROOM TWO

8' 10" x 10' 7" (2.70m x 3.23m) plus walk in area

UPVC double glazed window to the rear, radiator, door to built in wardrobe and fitted wardrobes to one wall.



BEDROOM THREE

9' 2" x 7' 5" (2.81m x 2.27m)

UPVC double glazed window to the front, large bulkhead over the stairs which has built in cupboard space.

OUTSIDE

To the front there is an attractive lawned garden with flagged path leading to the front entrance door. There is a brick built outhouse to the side, which is ideal for storage purposes, whilst to the rear there is gated access opening onto a block paved driveway providing off street parking and a pleasant lawned garden incorporating flagged patio area.



EPC RATING

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

LAYOUT 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 only be too pleased to arrange a suitable appointment.