



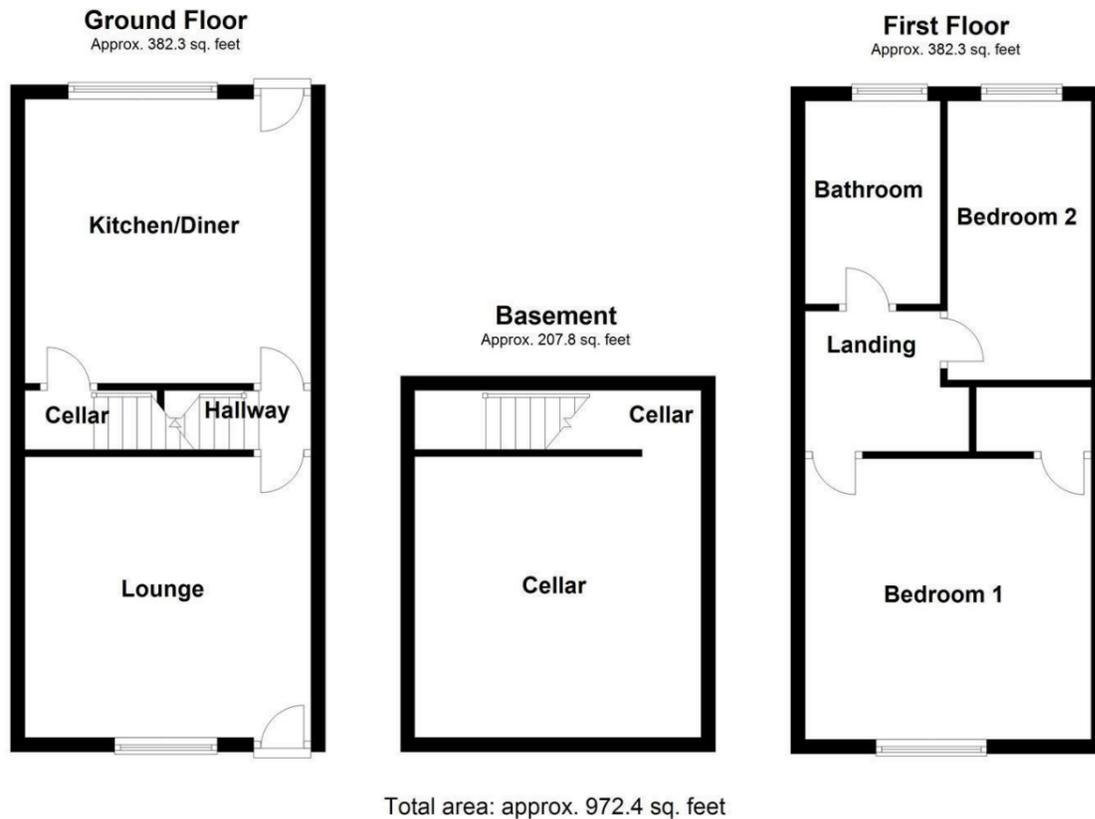
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OSSETT
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3 Oakland Road, Wakefield, WF1 5LZ

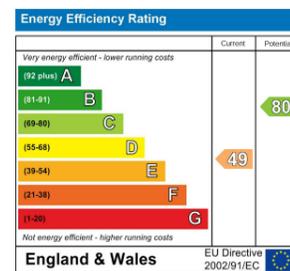
For Sale Freehold £145,000

Situated on Oakland Road is this well presented two bedroom end terrace property benefitting from driveway parking and rear gardens.

The property briefly comprises of the lounge, kitchen/diner with access to a storage cellar. To the first floor landing there are two double bedrooms and three piece suite bathroom/w.c. Externally there are low maintenance gardens to the front and rear with off road parking to the side.

The property is ideally located for all local shops and amenities, whilst only being a short drive away from Wakefield city centre. Sandal & Agbrigg train station is only a short walk away, perfect for those looking to travel further afield.

This property would make a superb first time home and is ready to move into, a viewing is highly recommended.



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*

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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

LOUNGE

13'0" x 12'9" [3.98m x 3.91m]

Entrance door into the lounge. UPVC double glazed window to the front elevation, feature flame effect gas fire with marble hearth, central heating radiator and door to the inner hallway.



HALLWAY

Staircase to the first floor landing and door to the kitchen/diner.

KITCHEN/DINER

13'0" x 12'9" [3.98m x 3.91m]

UPVC double glazed window and door to the rear elevation. Fitted kitchen with an array of wooden wall and base units for storage with black laminate work tops. Integrated gas hob with integrated oven, stainless steel splash back and cooker hood. Stainless steel sink and drainer unit, space for a washing machine, space for a fridge/freezer, central heating radiator and stairs down to the storage cellar.

FIRST FLOOR LANDING

Access to two bedrooms and family bathroom.

BEDROOM ONE

9'9" x 12'10" [2.99m x 3.93m]

UPVC double glazed window to the front elevation, central heating radiator and original cast iron fireplace for decorative purposes. Door to walk in wardrobe with loft access.



BEDROOM TWO

10'4" x 6'8" [3.16m x 2.04m]

UPVC double glazed window to the rear elevation and central heating radiator.



BATHROOM/W.C.

9'3" x 5'11" [2.84m x 1.82m]

UPVC double glazed frosted window to the rear elevation, chrome style ladder radiator, laminate flooring and inset spotlights to the ceiling. Three piece suite comprising panelled bath with wall mounted shower, low flush w.c. and wash hand basin with mixer tap and tiled splash back.



OUTSIDE

There is a low maintenance buffer garden to the front. Whist to the rear is a low maintenance pebbled garden with bush and shrubbery border and off street parking to the side.



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 Wakefield 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.