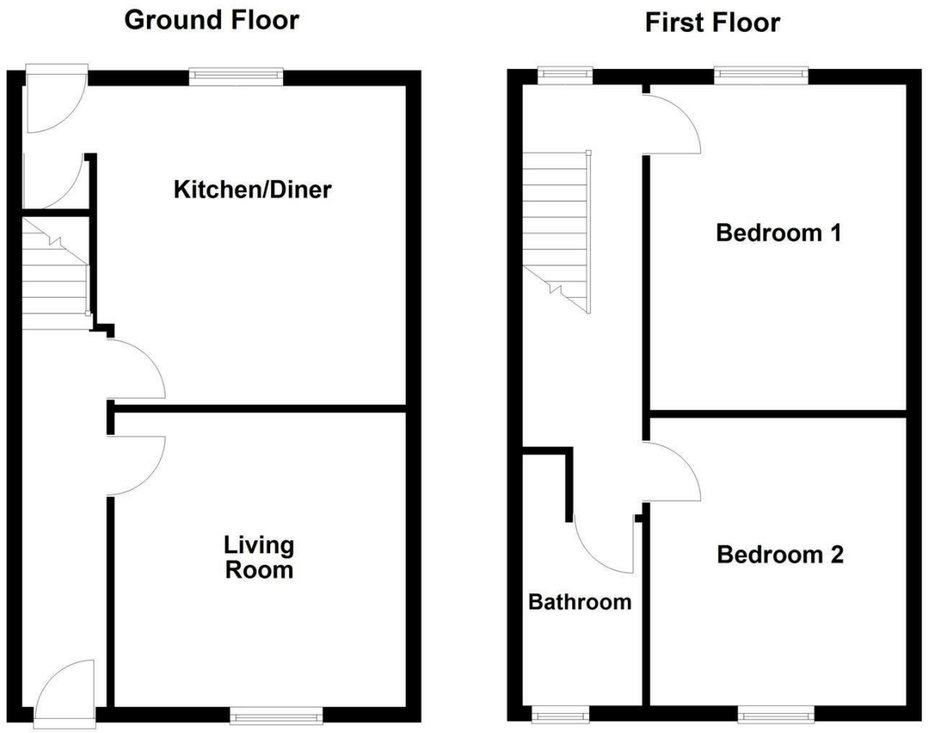


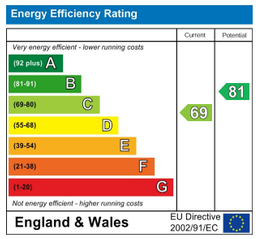


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

# 63 South Parade, Ossett, WF5 0EF

## For Sale Freehold £175,000

Proudly introduced to the market is this stunning two bedroom mid terrace property, ideally located in the highly sought after area of Ossett. Offering two generous double bedrooms, a modern four piece bathroom suite, and a spacious open plan kitchen diner, this home is perfect for first time buyers or young families. The property is offered with no onward chain and vacant possession, making it ready to move straight into.

The accommodation briefly comprises a welcoming entrance hall leading into the living room with a feature gas fireplace, and through to the kitchen diner with access to the rear garden and cellar, which houses the Vaillant gas combination boiler. To the first floor are two well proportioned double bedrooms and a stylish four piece bathroom featuring a jacuzzi bath and integrated storage unit, along with loft access. Externally, the property features a low maintenance front buffer garden enclosed by stone walls, while the rear garden is also fully enclosed by timber fencing.

Conveniently situated close to schools, shops, and local amenities, with excellent transport links and easy access to the M1 motorway, early viewing is highly recommended to fully appreciate the accommodation on offer.

## ACCOMMODATION

### ENTRANCE HALL

A UPVC front door. The hallway provides access to the living room, kitchen diner, and staircase to the first floor landing. A central heating radiator and varnished floorboards.

### LIVING ROOM

12'7" x 12'7" (3.84m x 3.84m)

Laminate flooring, a double glazed UPVC window facing the front elevation and a fireplace with marble surround. Coving to the ceiling and a central heating radiator.

### KITCHEN/DINER

13'3" x 13'9" (4.06m x 4.20m)

A spacious kitchen/dining area fitted with a range of wall and base units and laminate work surfaces, complemented by tiled splashbacks and tiled flooring. All kitchen appliances included in the sale comprising of a cooker, double oven, dishwasher and a washing machine. A composite sink with mixer tap and drainer sits beneath a double glazed UPVC window facing the rear elevation. Recessed spotlights to the ceiling and a radiator. Housed within a cupboard is the Vaillant combination boiler for the property. A double glazed UPVC door provides access to the rear garden and there is a door leading down to the cellar.

### FIRST FLOOR LANDING

Includes recessed area before bathroom includes space for a desk and a double plug point, to provide working from home space. A double glazed UPVC window to the rear elevation, loft access and doors leading to two bedrooms and the house bathroom.

### BEDROOM ONE

13'8" x 10'11" (4.19m x 3.33m)

A well proportioned double bedroom with carpet flooring, a range of fitted wardrobes, a central heating radiator and a double glazed UPVC window facing the rear elevation.

### BEDROOM TWO

10'7" x 12'8" (3.25m x 3.88m)

Carpet flooring, a central heating radiator and a double glazed UPVC window to the front elevation.

### BATHROOM/W.C.

9'7" x 5'2" (2.93m x 1.59m)

A beautifully appointed four piece bathroom suite, fitted with a wall mounted low flush w.c., wall mounted hand wash basin with mixer tap and a Jacuzzi style panel bath with hot and cold taps. Integrated shower enclosure with glass screen, ceramic tray and overhead shower. Fully tiled from floor to ceiling, with spotlighting to the ceiling, a chrome ladder style heated towel rail and a frosted double glazed UPVC window to the front elevation.

### OUTSIDE

To the rear, the property enjoys a low maintenance west facing garden, enclosed by timber fencing featuring a paved seating area and lawned section, ideal for outdoor entertaining and relaxation.

### 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.