



**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** [www.mortgagesolutionsofwakefield.co.uk](http://www.mortgagesolutionsofwakefield.co.uk)  
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 339572,  
Pontefract & Castleford offices 01977 808210, 01977 798844 or 07776458351,  
Ossett & Horbury offices 01924 266555  
and Normanton office 01924 899870.  
Alternatively email [vince@mortgagesolutionsofwakefield.co.uk](mailto:vince@mortgagesolutionsofwakefield.co.uk) or [chris@mortgagesolutionsofwakefield.co.uk](mailto:chris@mortgagesolutionsofwakefield.co.uk)

\*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.



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT  
01977 798 844

CASTLEFORD  
01977 808 210



**34 Junction Lane, Ossett, WF5 0HA**

**For Sale Freehold Guide Price £150,000 - £160,000**

Deceptive from the main roadside is this two double bedroom mid terraced property, offered for sale with no chain and vacant possession.

Benefiting from UPVC double glazing and gas central heating, the property fully comprises entrance hall, lounge, kitchen/diner with cellar off and conservatory. Stairs to first floor landing to two double bedrooms and a house bathroom/w.c. Outside there is on street parking to the front and lawned garden to the rear.

The property is well placed to local amenities including shops and schools with local bus routes nearby and great access to the motorway network. There is also a market twice weekly in Ossett.

Ideal home for the first time buyer, professional couple or small family looking to gain access to the property market. Viewing comes highly recommended.



## ACCOMMODATION

### ENTRANCE HALL

Stairs to first floor landing and door into lounge.

### LOUNGE

12'4" min / 13'1" max x 13'10" [3.77m min / 3.99 max x 4.23m]

UPVC double glazed window to the front and fire surround. Door to kitchen.



### KITCHEN

13'5" min / 14'7" max x 13'8" [4.11m min / 4.47m max x 4.18m]

Range of wall and base units with work surface over,

stainless steel sink and drainer with mixer taps, UPVC double glazed window to the rear and splash back tiles on the walls. Space for Range cooker, creole, feature chimney breast with tiled back and stone surround. Radiator, dado rail, laminate flooring, plumbing for washing machine and space for fridge/freezer. Door to cellar.

### CONSERVATORY

8'3" x 10'11" [2.54m x 3.35m]

Fully UPVC double glazed with French doors to the rear.



## FIRST FLOOR LANDING

Doors to two bedrooms and bathroom/w.c. Loft access.

### BEDROOM ONE

16'6" max / 13'6" min x 13'10" [5.03m max / 4.14m min x 4.23m]

UPVC double glazed window to the front and radiator.



### BEDROOM TWO

9'4" max / 6'9" min x 13'11" [2.87m max / 2.07m min x 4.25m]

Coving to the ceiling, radiator, UPVC double glazed window to the rear and wall mounted combination boiler.



### BATHROOM/W.C.

5'6" x 10'7" [1.69m x 3.24m]

Low flush w.c., pedestal wash basin, panelled bath with mixer shower over, part tiled walls, radiator, UPVC double glazed frosted window to rear, recess ceiling spotlights and tiled effect floor.



## OUTSIDE

On street parking to the front. To the rear, lawned garden with plants and shrubs bordering incorporating timber decked area.

## COUNCIL TAX BAND

The council tax band for this property is A.

## VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.

## 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.

## EPC RATING

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