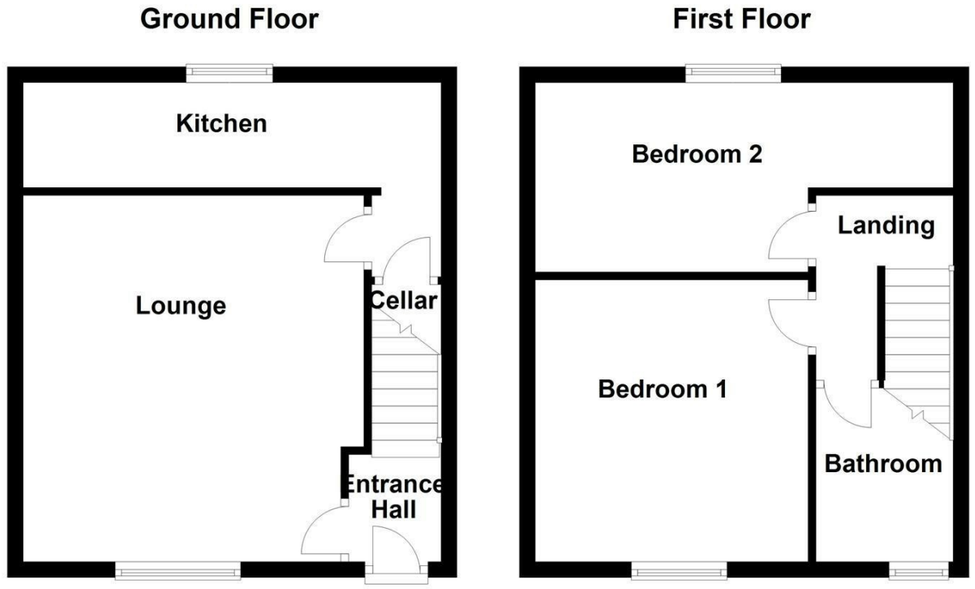
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



2 Westleigh, Ossett, WF5 8JQ

For Sale Freehold £130,000

Situated close to Ossett town centre is this two bedroom mid terrace property benefitting from gas central heating and UPVC double glazing.

The property briefly comprises of the entrance hall, lounge and kitchen. The first floor landing leads to two bedrooms and family bathroom/w.c. Outside to the front is a low maintenance yard with potential off road parking.

The property is ideally located for all shops and amenities that Ossett has to offer including its twice weekly market and well situated for the motorway network for those looking to commute.

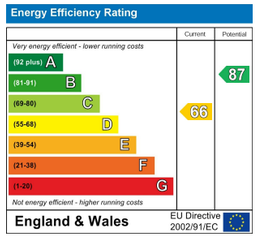
This property has excellent potential for a first time buyer or investor and a viewing is highly recommended.

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*

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.

ACCOMMODATION

ENTRANCE HALL
UPVC front entrance door, staircase to the first floor landing and door through to the lounge.

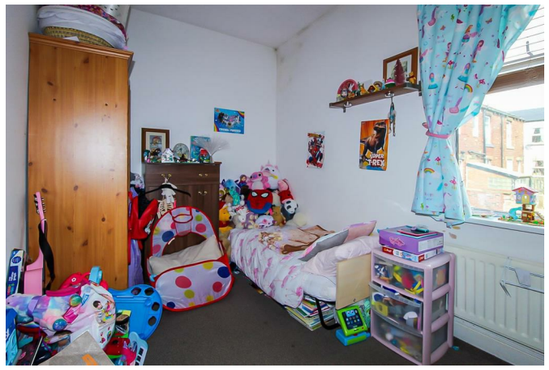
LOUNGE
15'2" x 14'4" (4.63m x 4.37m)
UPVC double glazed window to the front elevation, central heating radiator and feature gas fireplace with stone surround. Door leading through to the kitchen and access down to the cellar.

KITCHEN
17'3" x 4'3" (5.28m x 1.32m)
Range of wall and base units with laminate work surface over, sink and drainer unit, integrated oven with gas hob and cooker hood. Space for a washing machine, dryer and fridge/freezer. UPVC double glazed window to the rear elevation.

FIRST FLOOR LANDING
Central heating radiator and doors to two bedrooms and family bathroom.

BEDROOM ONE
11'6" x 11'10" (3.51m x 3.61m)
UPVC double glazed window to the front elevation and central heating radiator.

BEDROOM TWO
11'6" x 7'10" (3.51m x 2.39m)
UPVC double glazed window to the rear elevation and central heating radiator.



BATHROOM/W.C.
7'9" x 5'7" (2.37m x 1.72m)
Three piece suite comprising wall mounted electric shower over the bath, wash hand basin and low flush w.c. UPVC double glazed frosted window to the front elevation and central heating radiator.

OUTSIDE
Low maintenance yard to the front with potential for off street parking.

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.