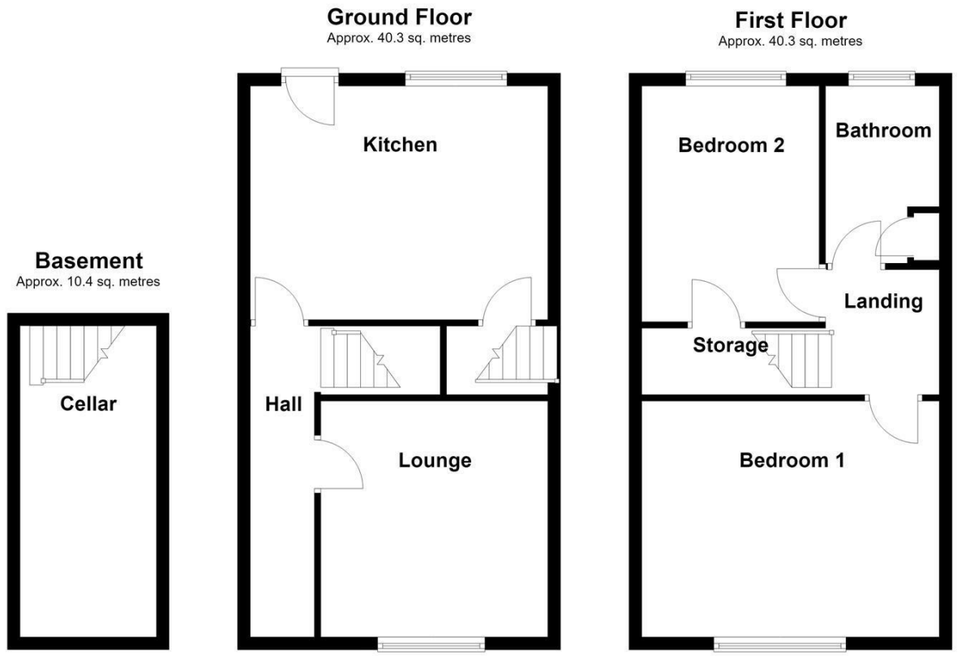
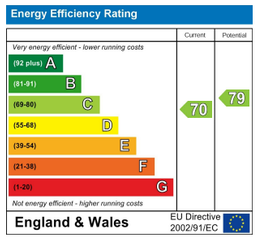


Total area: approx. 90.9 sq. metres



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

67 Wesley Street, Ossett, WF5 8HB

For Sale Freehold £193,500

Situated within walking distance of Ossett town centre is this well presented two bedroom semi detached home, benefitting from off street parking to the rear and lawned gardens.

The accommodation briefly comprises a UPVC double glazed entrance door into the entrance hall, living room and fitted kitchen with access to a useful storage cellar. To the first floor, the landing provides access to two bedrooms and a three piece family bathroom. Externally, the property has lawned gardens to both the front and rear, with a paved patio area providing space for outdoor seating. To the rear, there is off street parking for one vehicle.

The property is ideally placed for the wide range of shops, amenities and transport links Ossett has to offer, including its popular twice weekly market. It also provides convenient access to the motorway network for those commuting further afield.

Ready to move into, this attractive home would make an excellent purchase for a first time buyer, couple or small family. An early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
Accessed via a UPVC front entrance door, with doors leading into the living room and kitchen, together with a staircase rising to the first floor landing.

LIVING ROOM
12'2" x 11'8" (3.71m x 3.56m)
Featuring a UPVC double glazed window to the front elevation, central heating radiator and a fitted gas fire with an original surround. The room is finished with carpeted flooring, skirting boards and coving to the ceiling.

KITCHEN
14'11" x 11'11" (4.57m x 3.65m)
Fitted with a range of wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer. There is an integrated hob and oven, space and plumbing for a washing machine, a gas fire with surround and a central heating radiator. A UPVC double glazed window and rear entrance door overlook and provide access to the rear garden. A further door leads down to the storage cellar.

CELLAR
15'4" x 6'11" (4.69m x 2.13m)
Providing useful additional storage space.

FIRST FLOOR LANDING
Providing access to two bedrooms and the family bathroom.

BEDROOM ONE
15'5" x 12'2" (4.70m x 3.73m)
With a UPVC double glazed window to the front elevation, central heating radiator, carpeted flooring and skirting boards.

BEDROOM TWO
12'1" x 9'1" (3.69m x 2.78m)
Featuring a UPVC double glazed window to the rear elevation, central heating radiator, carpeted flooring, skirting boards and a useful built-in walk in wardrobe over the stairs.

BATHROOM
9'1" x 5'10" (2.79m x 1.80m)
Fitted with a three piece suite comprising a panelled bath with shower attachment, pedestal wash basin and low flush WC. There is a frosted UPVC double glazed window to the rear elevation, central heating radiator, partially tiled walls and a built-in storage cupboard.

OUTSIDE
To the front is a low maintenance lawned garden with established shrub borders and a gated pathway leading to the entrance door. To the rear is a flagged patio area and low maintenance lawn, enclosed by timber fencing. Beyond the garden is off street parking for one vehicle, with the potential to accommodate two.

WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"The house has many attractive original features."

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.

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

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