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

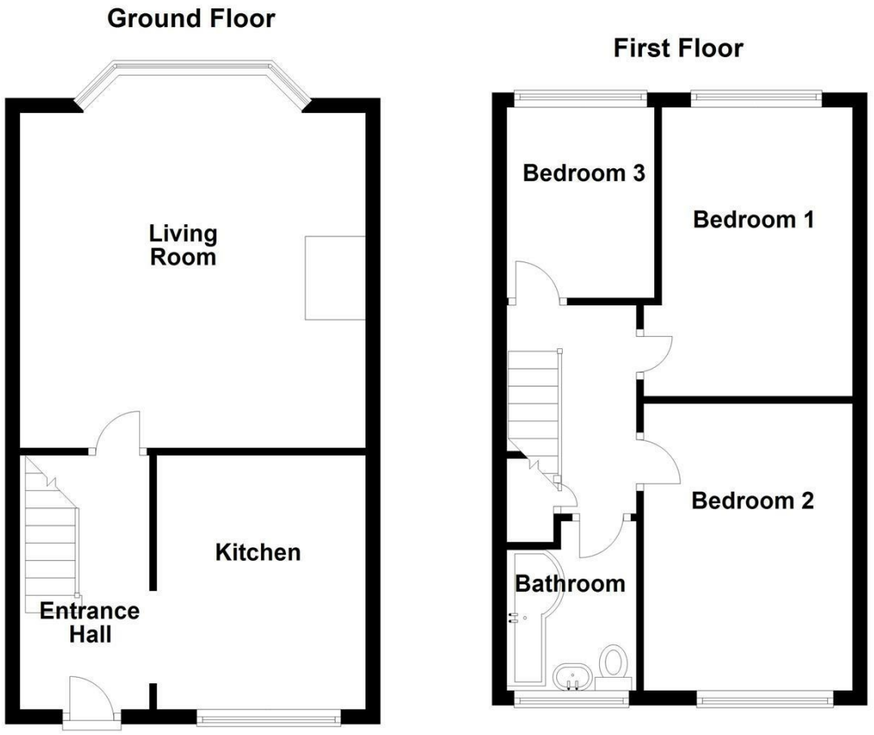
150 Manor Road, Ossett, Wakefield, WF5 0SJ

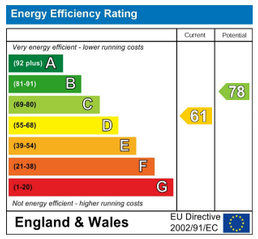
For Sale Freehold Guide Price £200,000

A three bedroom mid town house in the heart of Ossett, which is close to all local amenities, schools and has fantastic motorway links.

The accommodation briefly comprises entrance hall, modern fitted kitchen, lounge with media wall and electric fire, first floor landing, three bedrooms and modern fitted house bathroom/w.c. Garden to the rear and off road parking to the front. Garage to the rear with additional parking space to the front of this.

The property would suit a first time buyer, someone looking to take the next step in the housing or those looking to downsize within the area.





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
11'3" x 5'9" (3.43m x 1.77m)
UPVC composite door and UPVC double glazed frosted panel, stairs to the first floor landing, door into the lounge, opening into the kitchen, central heating radiator.

KITCHEN
10'7" x 9'8" (3.24m x 2.95m)
A range of modern fitted wall and base units with earth stone work surface over, integral fridge freezer, space and plumbing for a washing machine, space for a Rangemaster cooker, integrated dishwasher, UPVC double glazed window to the front, gas central heating radiator, downlights.

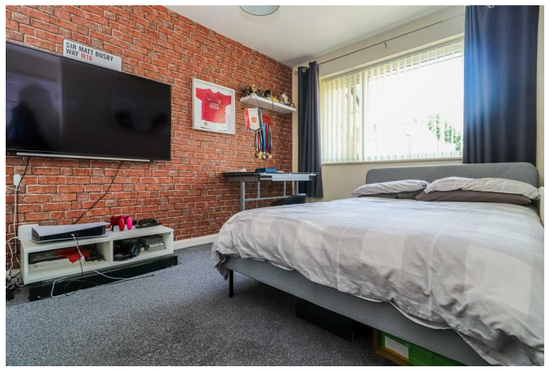
LIVING ROOM
15'5" x 14'10" (4.71m x 4.54m)
Gas central heating radiator, UPVC double glazed bay window to the rear, UPVC composite door with inset frosted panel to the rear, media wall with electric fire.

FIRST FLOOR LANDING
Doors to the bedrooms, bathroom and loft hatch.

BEDROOM ONE
9'11" x 13'3" (3.03m x 4.05m)
Gas central heating radiator, UPVC double glazed window to the rear.

BATHROOM/W.C.
6'7" x 7'4" (2.02m x 2.24m)
Modern fitted white three piece suite comprising panelled bath with chrome shower over, sink with vanity unit and a low flush w.c. Gas central heating towel style radiator, LED mirror, fully tiled walls, UPVC double glazed frosted window to the front.

BEDROOM TWO
12'4" x 8'11" (3.78 x 2.72)
UPVC double glazed window to the front, gas central heating radiator.



BEDROOM THREE
8'6" x 6'7" (2.6m x 2.01m)
Gas central heating radiator, UPVC double glazed window to the rear.

OUTSIDE
To the rear of the property there is a larger than average garden with an Indian stone patio area perfect for seating and entertaining. The rest of the garden is laid to lawn with Indian stone path leading to the side. The property is private and enclosed, perfect for the growing family. To the front of the property there is an off road parking space. To the rear there is also a separate garage off the garden with electrical vehicle charger within as well as additional parking space to the front of the garage.

COUNCIL TAX BAND
The council tax band for this property is B

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

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.