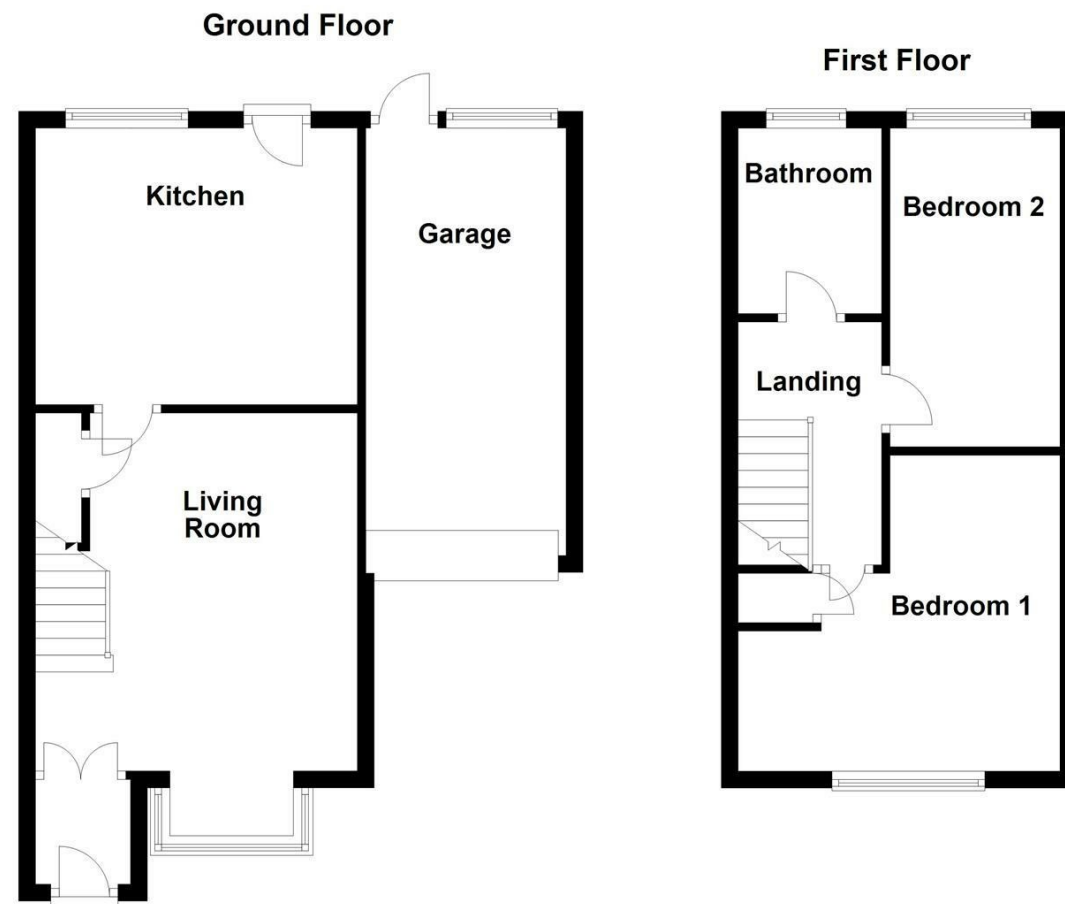




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



17 The Hawthorns, Ossett, WF5 0BH

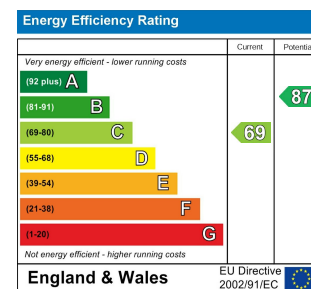
For Sale Freehold £200,000

Situated close to Ossett town centre is this two bedroom semi detached property benefitting from an attached garage, driveway parking and enclosed rear garden.

The property briefly comprises of entrance porch, living room and kitchen. The first floor landing leads to two bedrooms and bathroom/w.c. Externally there is driveway parking to the front with an attached garage. To the rear is flagged patio seating area and lawn with bush and shrubbery border.

The property is ideally located for all local shops and amenities that Ossett has to offer including its twice weekly market. The motorway network is only a short drive away, perfect for those looking to commute.

This property would make a fantastic first time home and a viewing is highly recommended.



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.

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



ACCOMMODATION

ENTRANCE PORCH

4'1" x 3'9" [1.25m x 1.16m]

UPVC front entrance door and double doors leading through to the living room.

LIVING ROOM

13'10" x 12'6" [4.22m x 3.83m]

UPVC double glazed box window to the front elevation, central heating radiator and feature fireplace with wood surround. Stairs to the first floor landing with built in storage cupboard under the stairs and door leading through to the kitchen.



KITCHEN

9'3" x 10'9" [2.84m x 3.30m]

Fitted kitchen with an array of wall and base units with

black laminate worktops, 1 1/2 stainless steel sink and drainer unit, integrated oven with gas hob and cooker hood. Tiled splash back, space for a fridge/freezer and space for a washing machine. UPVC double glazed window and door to the rear elevation and central heating radiator.

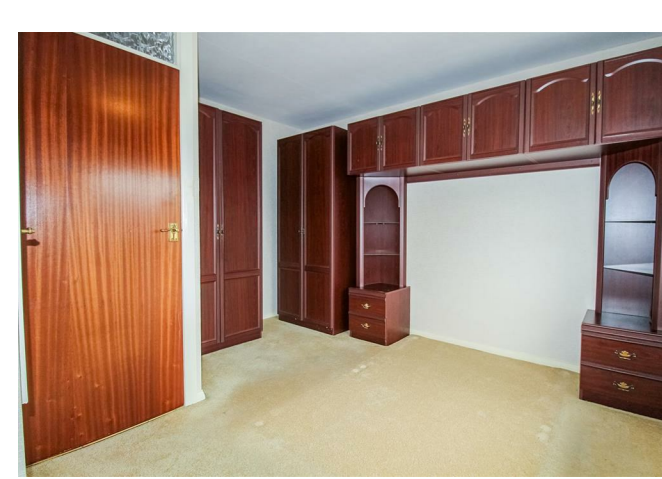
FIRST FLOOR LANDING

Access to two bedrooms and bathroom.

BEDROOM ONE

12'4" [max] x 12'2" [3.78m [max] x 3.72m]

UPVC double glazed window to the front elevation, central heating radiator, fitted storage units and built in storage cupboard.



BEDROOM TWO

12'6" x 6'5" [3.82m x 1.98m]

UPVC double glazed window to the rear elevation, central heating radiator, spotlights to the ceiling and fitted wardrobes to one side.



BATHROOM/W.C.

7'0" x 5'11" [2.15m x 1.82m]

UPVC double glazed frosted window to the rear elevation. Three piece suite comprising wall mounted shower over the bath with folding glass screen, wash hand basin with mixer tap and low flush w.c. Chrome style ladder radiator, spotlights to the ceiling and fully tiled walls.



OUTSIDE

To the front of the property is a flagged driveway providing off road parking leading to the single garage [2.38m x 5.04m] with up and over door, power and light. There are lawned gardens to the front and side. There is side gated entry providing access to the rear. The rear garden comprises of a flagged patio seating area leading up to split lawns with bush and shrubbery border, surrounded by timber fencing with rear access to the garage.



COUNCIL TAX BAND

The council tax band for this property is B.

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.