



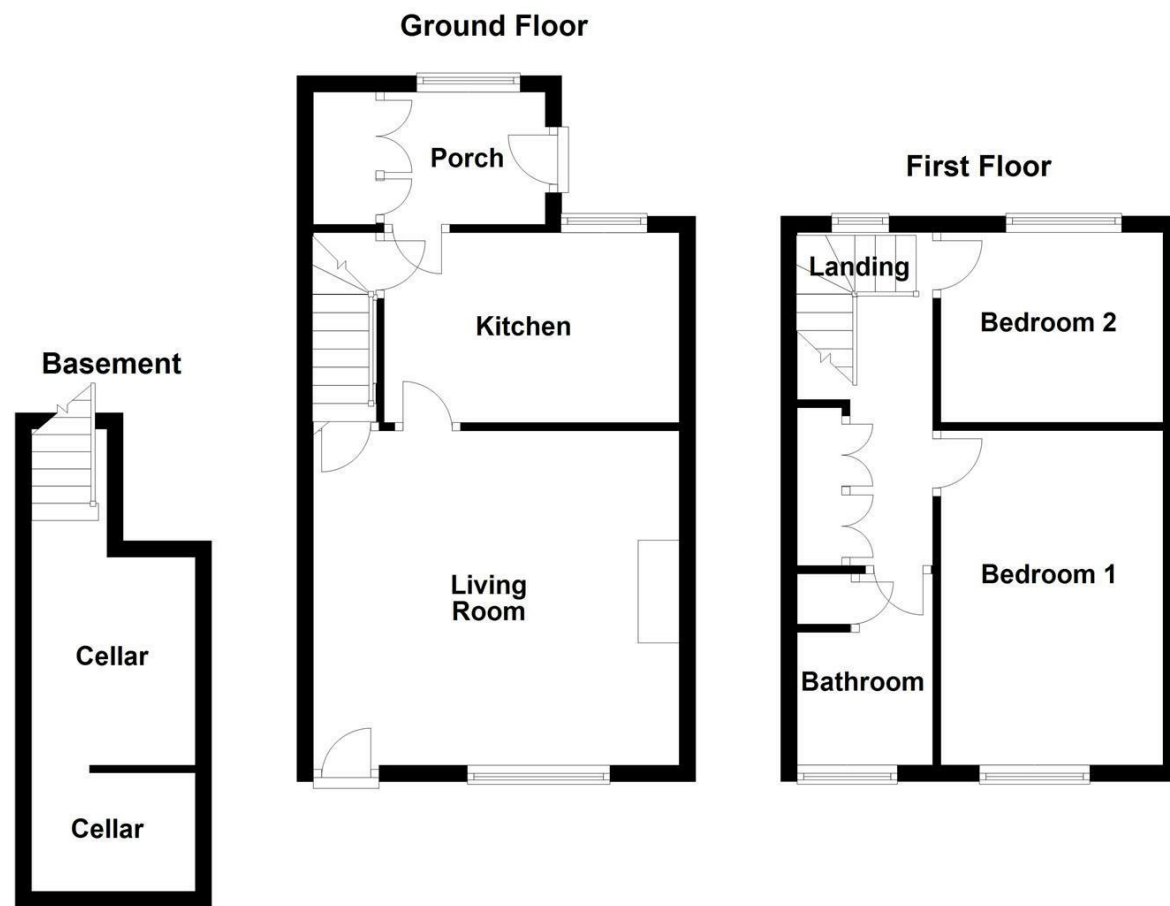
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## 7 Wycliffe Street, Ossett, WF5 9ER

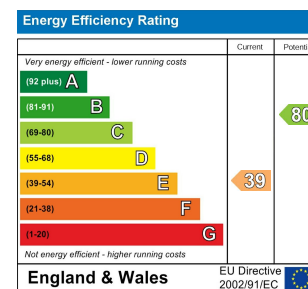
For Sale Freehold Offers In The Region Of £135,000

Occupying a fantastic position close to Ossett town centre and with fantastic motorway links is this spacious two bedroom end terrace property offered to the market with no chain.

The accommodation briefly comprises of living room, kitchen with access to two useful cellar rooms and rear porch with fitted storage. The first floor landing provides further fitted storage and access to two bedrooms and the house bathroom/w.c. Outside there is a buffer garden to the front and low maintenance block paved garden to the rear.

The property is well placed to local amenities including shops and schools, including Ossetts twice weekly market. The M1 motorway is only a short distance away, perfect for the commuter looking to travel further afield.

Simply a fantastic home, ideal for the first time buyer or couple looking to gain access to the property market and an early viewing comes 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



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#### ACCOMMODATION

##### LIVING ROOM

14'2" x 13'0" [4.34m x 3.97m]

UPVC double glazed front entrance door, UPVC double glazed window to the front, ceiling rose and coving, solid wood flooring, central heating radiator and feature fireplace with cast iron and painted tiled detailing and solid wooden surround. Door with staircase to the first floor landing. Further door to the kitchen. Guaranteed damp proofing which has been applied.



##### KITCHEN

11'0" x 7'2" [3.37m x 2.19m]

Comprising a range of wall and base units with laminate

worktops and tiled splash backs, integrated oven and grill, five ring gas hob with cooker hood over, built in pantry cupboards. Integrated washing machine, dishwasher and fridge/freezer (all included in the sale). Solid wood flooring, UPVC double glazed window to the rear, spotlights and chrome style ladder radiator. Cupboard housing the boiler and steps down to the cellar. Stable-style door to the rear porch.

##### REAR PORCH

6'1" x 4'11" plus cupboards [1.87m x 1.52m plus cupboards]

Useful and spacious rear porch with fitted storage cupboards, laminate flooring, UPVC double glazed window to the rear and timber external entrance door.



##### CELLAR ROOM ONE

8'0" x 6'2" [2.45m x 1.88m]

Old keeping slab, Yorkshire stone flagged floor, power and light.

##### CELLAR ROOM TWO

6'0" x 4'4" [1.83m x 1.33m]

The old coal shuttle room with block paved floor.

##### FIRST FLOOR LANDING

UPVC double glazed window to the rear, loft access hatch, dado rail, wall lighting, central heating radiator, fitted wardrobes and storage cupboard. Doors to two bedrooms and the house bathroom/w.c.

##### BEDROOM ONE

13'1" x 8'6" [4.0m x 2.60m]

UPVC double glazed window to the front, coving to the ceiling and central heating radiator.



##### BEDROOM TWO

8'4" x 7'3" [2.56m x 2.22m]

UPVC double glazed window to the rear and central heating radiator.



##### BATHROOM/W.C.

7'3" x 4'8" [max] [2.22m x 1.44m [max]]

Three piece suite comprising bath with glass shower screen and electric shower over, low flush w.c. and

pedestal wash basin. Fully tiled walls, central heating radiator, spotlights, UPVC double glazed frosted window to the front and built in storage cupboard.



##### OUTSIDE

On street parking. Pebbled buffer garden to the front and low maintenance block paved rear garden. Please note: in the back garden, where it is barked, does not belong to the property.



##### 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.