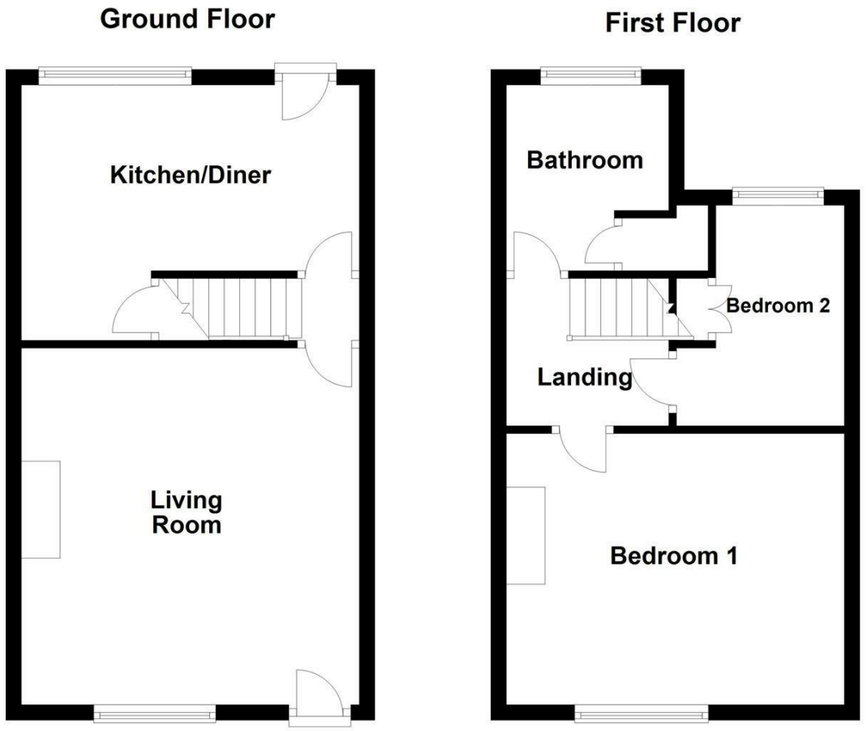
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



37 Broomcroft Road, Ossett, WF5 8LH

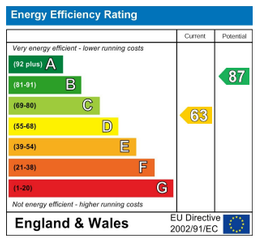
For Sale Freehold £139,950

A lovely two bedroom terraced property in a popular residential location of Ossett with good access to local schools amenities and transport networks. The property is offered for sale with a sitting tenant. Full details of the tenancy arrangements are available on request.

The property comprises lounge with multi fuel appliance, modern kitchen, off the first floor landing is a generous main bedroom, single bedroom with fitted storage, bathroom with three piece suite and shower over bath. Outside is a yard to the rear with timber shed. On street parking to the front.

Located in Ossett, which is a popular location with a twice weekly town centre market, a selection of shops, eateries and pubs. For those looking to commute regularly there is Ossett bus station and short drive to the motorway network.

Ideal for an investor, a viewing comes 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 www.mortgagesolutionsofwakefield.co.uk
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 339572,
Pontefract & Castleford office 01977 798844 or 07776458351,
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Alternatively email vince@mortgagesolutionsofwakefield.co.uk or chris@mortgagesolutionsofwakefield.co.uk

*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

LOUNGE
14'2" x 15'0" (4.33 x 4.57)
Entrance door, multi fuel fire set into chimney breast brick recess on hearth, window to the front.

KITCHEN
14'11" x 7'10" (4.54 x 2.40)
Modern cream fronted wall and base units with worktop over, inset sink and drainer with mixer tap, space for a cooker with cooker hood over, plumbing for washing machine, window to the rear, tiled splashback, inset spotlights to the ceiling.

STAIRS TO FIRST FLOOR

BEDROOM ONE
15'0" x 11'6" (4.57 x 3.50)
Window to the front.

BEDROOM TWO
9'4" x 6'6" (2.85 x 1.98)
Window to the rear.

BATHROOM/W.C.
Three piece suite comprising bath with shower over and shower screen, pedestal wash basin and low flush w.c. Part tiled walls, dado rail, shelves and frosted window.

OUTSIDE
A yard to the rear with wall and fenced surround. Buffer garden and on street parking to the front.

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

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.