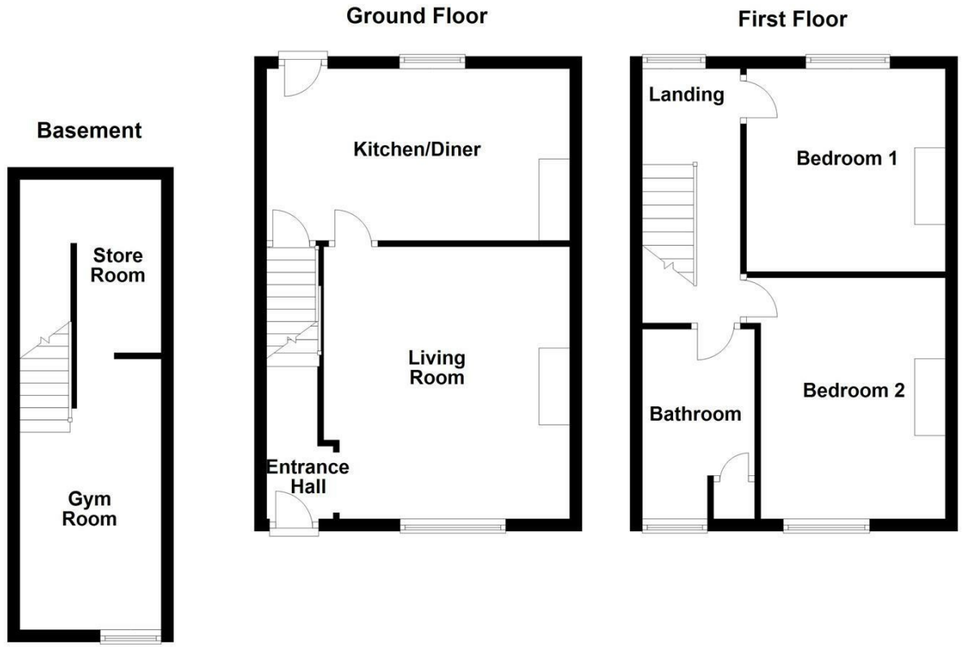
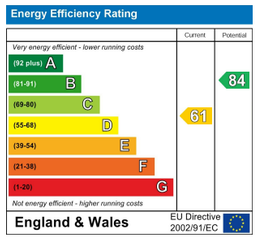


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT 01977 798 844 | CASTLEFORD 01977 808 210

7 Swithenbank Street, Ossett, WF5 9RW

For Sale Freehold £149,950

A superb opportunity to purchase this two bedroom End Terraced property benefitting from two double bedrooms, spacious landing and enclosed rear garden.

The property comprises of entrance hall, living room with feature with fireplace and spacious kitchen/diner with access down to the lower ground floor which has a basement room, which is currently utilised as a gym, but could be utilised for a variety of purposes. To the first floor, there is a spacious landing which leads to two double bedrooms and a house bathroom/w.c. Outside to the front, the property has on street parking available with an enclosed low maintence buffer garden, as well as a paved patio area within the attractive lawned rear garden, which is completely enclosed and enjoys South facing sunshine.

The property itself is situated in close proximity to Ossett town centre, which benefits from a twice weekly market with great access to the M1 motorway, only a short distance away, perfect for those looking to travel further afield. With main bus routes running to and from Dewsbury town centre and Wakefield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

ACCOMMODATION

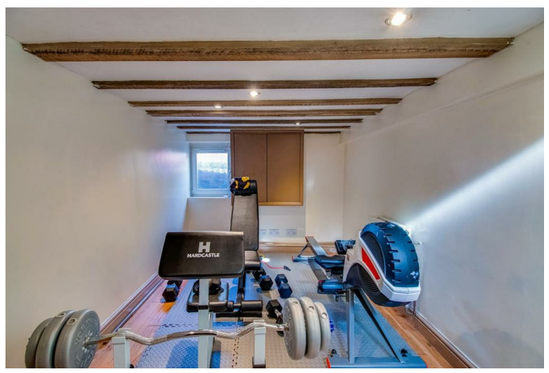
ENTRANCE HALL
Fully mosaic tiled floor, central heating radiator, staircase to the first floor landing and UPVC double glazed frosted sunlight above the door. Opening providing access into the living room.

LIVING ROOM
12'4" min x 13'1" max x 14'6" (3.77m min x 4.0m max x 4.42m)
UPVC double glazed window overlooking the front aspect, laminate flooring, open grate cast iron fire on a decorative brick hearth and marble matching interior and solid wooden mantle above. Coving to the ceiling, central heating radiator and door providing access into kitchen/diner.

KITCHEN/DINER
9'1" x 12'11" min x 16'6" (2.79m x 3.96m min x 5.03m)
Range of wall and base units with chrome handles, laminate work surface over and tiled splash back above. 1.5 stainless steel sink and drainer with mixer tap, plumbing and drainage for washing machine with space under the counter. Display cabinets, space for a large fridge/freezer freestanding, UPVC double glazed window overlooking the rear garden and UPVC double glazed door with sunlight above. Fully tiled floor, central heating radiator and door providing access to staircase leading down to the lower ground floor. Space for a freestanding oven and grill.

BASEMENT
Uplights built into the wall surround. Opens up into the gym.

GYM
13'10" max x 11'9" min x 7'6" (4.23m max x 3.59m min x 2.30m)
Currently utilised as a gym but could be used for a variety of purposes, such as a home office. Wooden beams to the ceiling, inset spotlights to the ceiling, solid wooden floor, UPVC double glazed frosted window overlooking the front aspect and opening providing access into an L-shaped store room which runs back under the stairs providing further storage.



FIRST FLOOR LANDING
Spacious galleried landing with UPVC double glazed window overlooking the rear elevation and central heating radiator. Doors to two bedrooms and house bathroom/w.c. Large loft hatch.

BEDROOM ONE
10'7" x 10'9" (3.23m x 3.30m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BEDROOM TWO
10'5" max x 9'10" min x 12'10" (3.20 max x 3.01m min x 3.93m)
UPVC double glazed window overlooking the front elevation and central heating radiator.

BATHROOM/W.C.
10'0" x 6'1" (3.07m x 1.87m)
Three piece suite comprising panelled bath with centralised chrome mixer tap with swan neck, making a double ended bath, with bi-folding curved glass shower screen around the electric shower over. Part tiled walls, wall hung wash basin with chrome mixer tap and swan neck, low flush w.c., chrome ladder style radiator and UPVC double glazed frosted window overlooking the front elevation. Three cupboard doors providing access into the boiler cupboard which houses the combi condensing boiler.

OUTSIDE
To the front of the property there is on street parking available, with cast iron gate providing access onto a paved pathway leading to the front door. Low maintenance pebbled front garden with solid railway sleeper edges bordering and solid stone walls with cast iron railings. To the rear there is a paved patio area, perfect for entertaining and dining purposes overlooking a pleasant lawned garden with timber panelled surround fences on two sides and brick solid built wall. Timber gate providing access onto street behind.

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 six local offices.