Richard Kendall Estate Agent

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18 Westwood Road, Ossett, WF5 0NN

For Sale Freehold £200,000

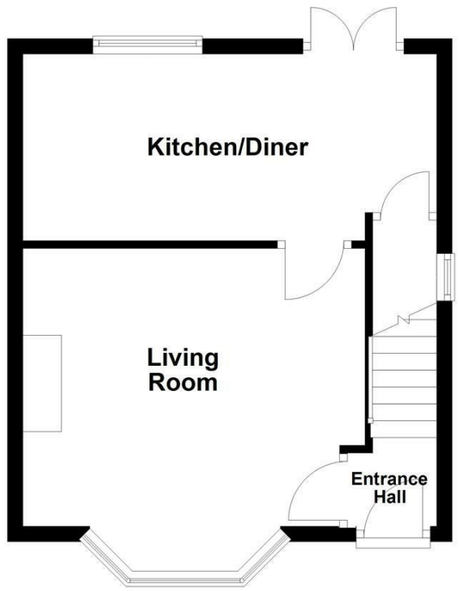
Situated in the sought after town of Ossett, this well presented two bedroom semi detached home offers modern living in a convenient location. The property benefits from a contemporary fitted kitchen and bathroom, fitted blinds throughout the property, two generously sized double bedrooms, and both front and rear gardens, making it an excellent opportunity not to be missed.

The accommodation briefly comprises of the entrance hall with access to the first floor landing and the spacious living room. The living room leads into a kitchen diner, which features a useful understairs storage cupboard and a door opening out to the rear garden. To the first floor, the landing provides access to the loft, two bedrooms and the house bathroom. Bedroom one includes an over stairs storage cupboard and built in wardrobes. Externally, the property has a low maintenance front garden with a pebbled area, pathway to the front door, and timber fencing with gated access. The rear garden is mainly laid to lawn, with space for a garden shed and a paved seating area, all fully enclosed by timber fencing, creating a safe and private outdoor space.

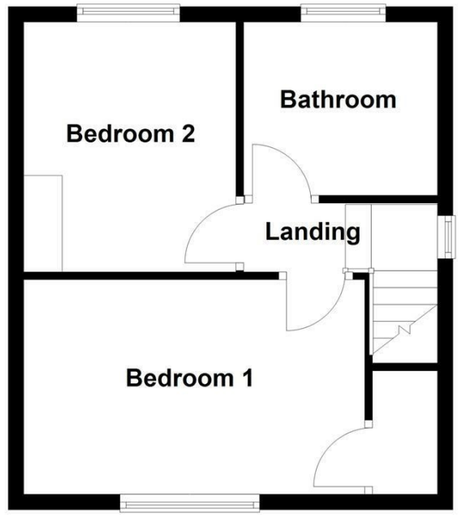
This home is ideal for a variety of buyers, including first time purchasers or small families. Conveniently located within walking distance of local shops and schools, with larger amenities available in Ossett town centre and Wakefield city centre just a short drive away. Excellent transport links are nearby, including local bus routes and easy access to Junction 40 of the M1 motorway, making it perfect for commuters.

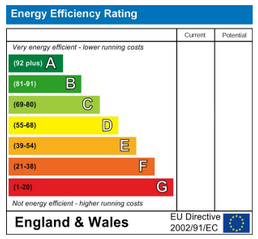
An early internal inspection is highly recommended to fully appreciate what this property has to offer and to avoid disappointment.

Ground Floor



First Floor





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
Frosted UPVC double glazed entrance door into the entrance hall. Central heating radiator, stairs to the first floor landing and a door to the living room.

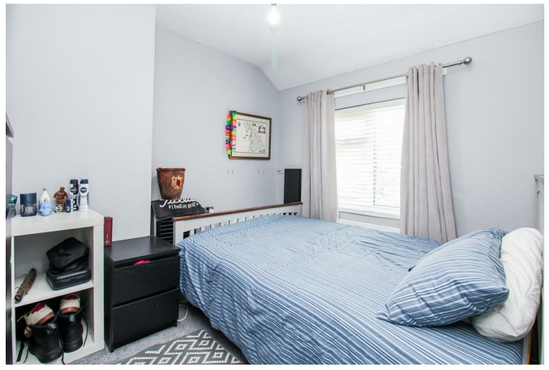
LIVING ROOM
14'7" x 14'3" (max) x 3'6" (min) (4.45m x 4.36m (max) x 1.08m (min))
UPVC double glazed window to the front, central heating radiator, multi-fuel stove with wooden mantle, door into the kitchen diner.

KITCHEN DINER
17'7" x 7'11" (max) x 7'1" (min) (5.36m x 2.43m (max) x 2.18m (min))
UPVC double glazed window to the rear, UPVC double glazed French doors opening to the rear garden, central heating radiator, and under stairs storage cupboard. Fitted with a range of modern wall and base units, work surfaces over, composite sink and drainer with mixer tap, tiled splashbacks, four ring gas hob with stainless steel extractor hood above. Integrated oven, integrated fridge freezer, and integrated slimline dishwasher. The Glow Worm combi boiler is also housed here.

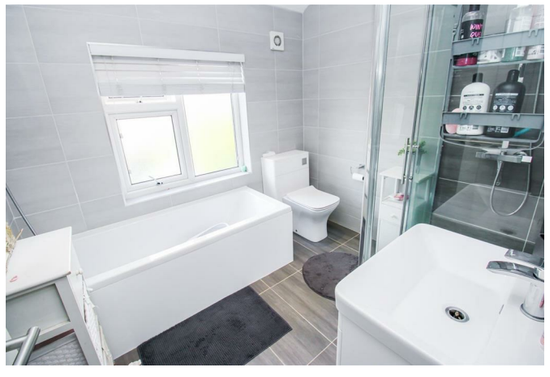
FIRST FLOOR LANDING
UPVC double glazed window to the side, loft access. Doors to two bedrooms and the house bathroom.

BEDROOM ONE
14'6" x 9'1" (4.43m x 2.78m)
UPVC double glazed window to the front, central heating radiator, fitted wardrobes with sliding doors, an over stairs storage cupboard.

BEDROOM TWO
10'4" x 8'10" (max) x 7'7" (min) (3.17m x 2.71m (max) x 2.33m (min))
UPVC double glazed window to the rear, central heating radiator.



HOUSE BATHROOM
7'2" x 8'3" (2.20m x 2.52m)
Frosted UPVC double glazed window to the rear, spotlights, extractor fan, fully tiled walls. Low flush W.C., ceramic wash basin built into a storage unit with a mixer tap, panelled bath with shower head attachment, separate shower cubicle with mains fed overhead shower and a glazed screen.



OUTSIDE
To the front of the property is a low maintenance pebble garden with a paved pathway leading to the front door. A timber fence surrounds the front garden, with a timber gate providing access. The rear garden is mainly laid to lawn with space for a garden shed and a small paved patio area, perfect for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it ideal for pets and children.

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.

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

VIEWINGS
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.