Richard Kendall Estate Agent

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243D Dewsbury Road, Ossett, WF5 9QF

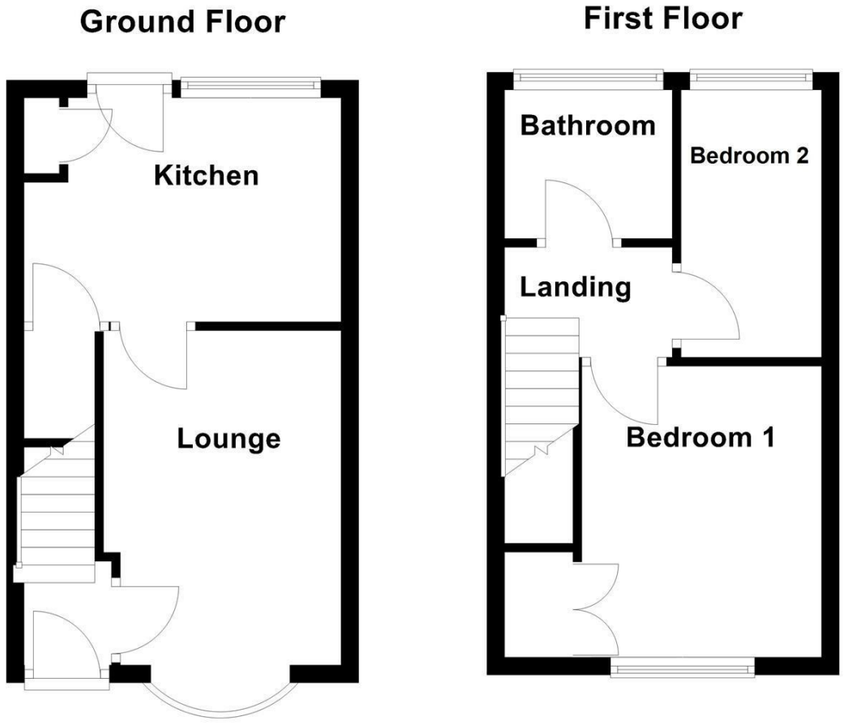
For Sale Freehold £155,000

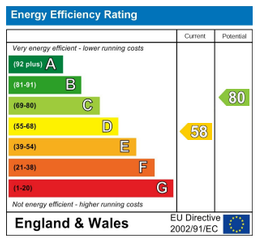
A well presented two bedroom end terrace home, benefiting from driveway parking, a detached garage, and an enclosed rear garden.

The accommodation briefly comprises an entrance hall, lounge, and fitted kitchen. To the first floor, the landing provides access to two bedrooms and the house bathroom. Externally, the property enjoys a shared driveway offering off road parking for two vehicles, leading to a detached garage. To the rear, there is a lawned garden with a decked seating area, ideal for al fresco dining and outdoor entertaining.

Ideally located close to the wide range of shops and amenities Ossett has to offer including its popular twice weekly market, the property is also well positioned for easy access to the motorway network, making it an excellent choice for commuters.

Perfectly suited to first time buyers or couples, this delightful home is one not to be missed. An early viewing is 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
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
Timber framed front entrance door, central heating radiator and door through to the lounge.

LOUNGE
9'1" x 8'10" (2.79m x 2.70m)
UPVC double glazed bow window to the front elevation, central heating radiator and feature electric fireplace with wooden surround. Door leading through to the kitchen.

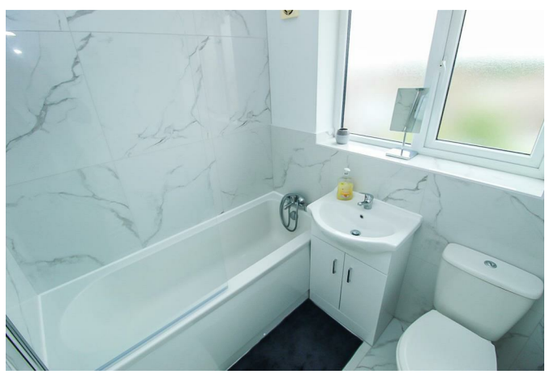
KITCHEN
11'9" x 8'3" (3.6m x 2.54m)
Range of fitted wall and base units with work surface over, 1 1/2 stainless steel sink and drainer unit, space for a gas cooker, space for a washing machine, space for a fridge/freezer. UPVC double glazed window and door to the rear elevation, central heating radiator and built in storage cupboard.

FIRST FLOOR LANDING
Doors to two bedrooms and the bathroom.

BEDROOM ONE
10'9" x 8'11" (3.3m x 2.72m)
UPVC double glazed window to the front elevation, central heating radiator, fitted storage and built in overstairs storage cupboard.

BEDROOM TWO
9'11" x 5'2" (3.03m x 1.6m)
UPVC double glazed window to the rear elevation and central heating radiator.

BATHROOM/W.C.
6'2" x 5'6" (1.9m x 1.69m)
Modern three piece suite comprising wall mounted shower over the bath, vanity wash hand basin with mixer tap and low flush w.c. UPVC double glazed frosted window to the rear elevation and chrome style ladder radiator.



OUTSIDE
There is a shared driveway providing off road parking two cars with a detached garage with up and over door. To the rear of the property is a lawned garden with decked seating area, perfect for outdoor dining and entertaining.

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.