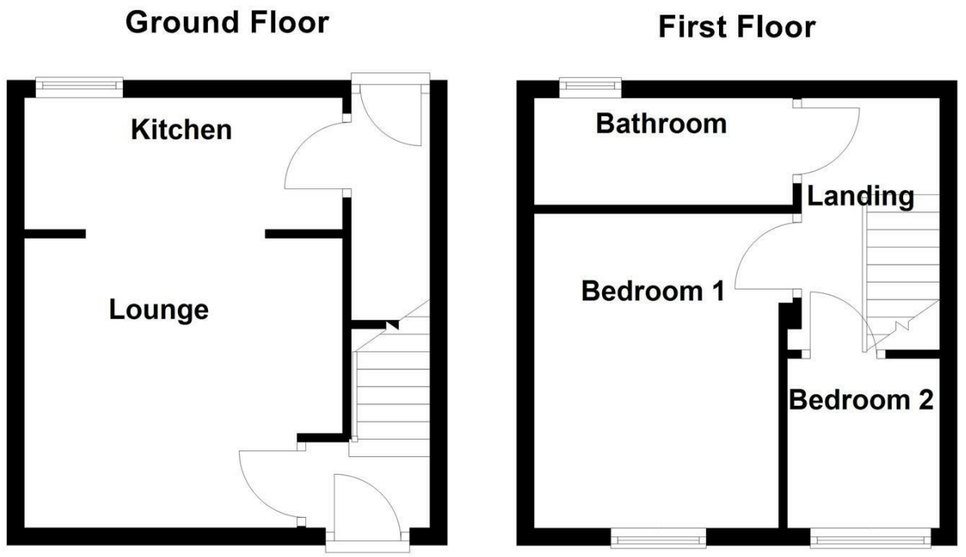

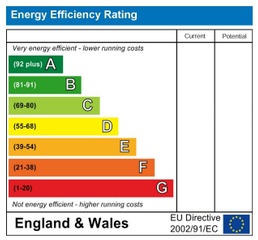

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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

66 Dale Street, Ossett, WF5 9HJ

For Sale Freehold £125,000

Situated close to Ossett town centre is this well presented two bedroom mid terraced property, fully renovated, offering modern accommodation throughout with private parking to the rear.

The accommodation briefly comprises an entrance hall, spacious living room, modern fitted kitchen and an inner hallway with useful storage. To the first floor, the landing provides access to two bedrooms and the family bathroom. Externally, the property benefits from off road parking at the rear of the property.

The property is ideally positioned within easy reach of a wide range of local amenities including shops, schools, restaurants and public houses within Ossett town centre. The area also benefits from excellent transport links and convenient access to the motorway network, making it particularly suitable for commuters.

Presented in ready to move into condition, this property would make an ideal first time home, investment purchase or property for those looking to downsize. An early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
Accessed via a front entrance door, with staircase leading to the first floor landing and door through to the living room.

LIVING ROOM
11'10" x 10'11" (3.61m x 3.34m)
UPVC double glazed window to the front elevation, central heating radiator, wood effect flooring and a feature fireplace with wooden surround. Archway leading through to the kitchen.

KITCHEN
11'10" x 4'11" (3.63m x 1.50m)
Fitted with a range of wall and base units with wood effect laminate work surfaces, stainless steel sink and drainer unit, integrated induction hob, oven and cooker hood. Space for a fridge freezer and washing machine, tiled splashbacks and UPVC double glazed window to the rear elevation.

REAR HALL
Central heating radiator and rear entrance door providing access to the shared rear driveway.

FIRST FLOOR LANDING
Providing access to two bedrooms and the house bathroom.

BEDROOM ONE
11'11" x 9'1" (3.65m x 2.78m)
UPVC double glazed window to the front elevation and central heating radiator.

BEDROOM TWO
6'6" x 5'5" (1.99m x 1.67m)
UPVC double glazed window to the front elevation and central heating radiator.

BATHROOM/W.C.
9'8" x 3'11" (2.95m x 1.21m)
Fitted with a three piece suite comprising panel bath with wall mounted electric shower over, wash hand basin and low flush WC. Frosted UPVC double glazed window to the rear elevation, central heating radiator, full tiling to the bath and shower area and partial tiling to the remaining walls.

OUTSIDE
To the rear, the property benefits from private parking to the rear.

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.