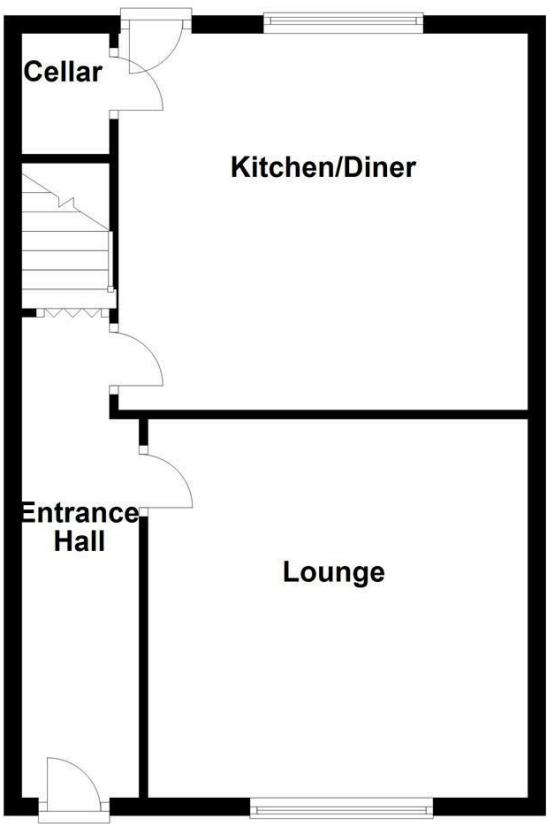
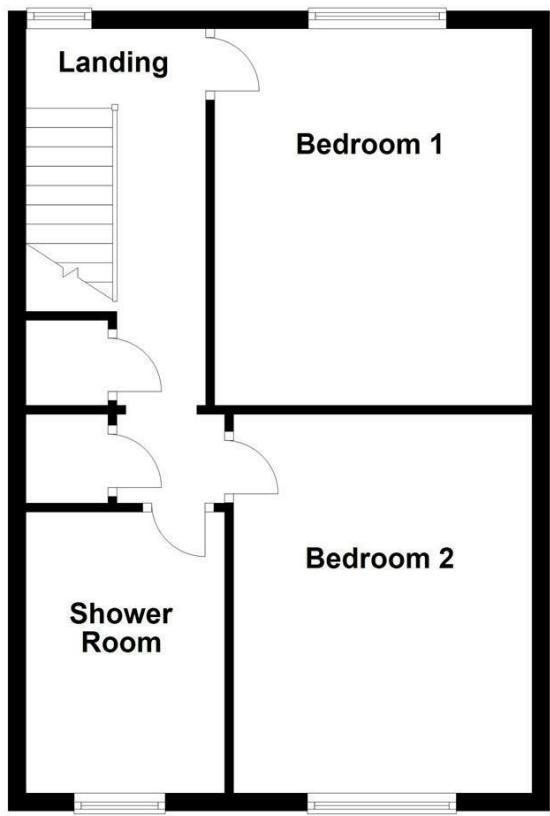


## Ground Floor



## First Floor



### IMPORTANT NOTE TO PURCHASERS

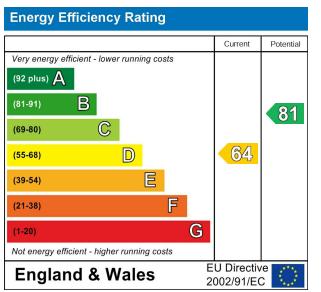
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

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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.



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01924 899 870

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01977 798 844



## 32 Horbury Road, Ossett, WF5 0BT

For Sale Freehold £205,000

A delightful stone front end terrace property presented to a high standard throughout with two double bedrooms, UPVC double glazing and gas central heating.

The accommodation comprises entrance hallway, lounge, spacious kitchen/diner, first floor landing, two double bedrooms and family shower room/w.c. The property has a cellar which can be utilised for additional storage space. Outside there is on street parking to the front. A pleasant low maintenance entrance buffer garden with a walkway leading to the side of the property with low maintenance borders. The rear garden has a lawned section with paved walkways surrounding and raised mature shrubbery borders.

Ossett is a very pleasant residential area, which has always proved in demand with the home buyer and is host to a range of amenities including shops and schools, whilst there is good access to the M1 motorway, which is only a short distance away.

This pleasant property deserves a full internal inspection to reveal all that's on offer at this quality home. An early viewing comes highly recommended.



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## ACCOMMODATION

### ENTRANCE HALL

Front UPVC entrance door with a decorative double glazed panelled insert with sunlight above. Coving to the ceiling, central heating radiator, panelled doors leading into the lounge and kitchen/diner. Bi-folding door to the staircase.

### LOUNGE

13'11" x 14'0" [4.26m x 4.27m]

Panelled entrance door with two glazed inserts, central ceiling rose, coving to the ceiling, picture rail, two wall light points, UPVC double glazed window to the front elevation, central heating radiator, television point. Living flame effect gas fire with a chrome surround, marble hearth, matching interior and matching decorative surround. Two inset spotlights and two central heating radiators.



### KITCHEN/DINER

14'5" x 13'10" [4.40m x 4.22m]

Coving to the ceiling, central heating radiator, UPVC rear entrance door, white fronted base and wall units with chrome handles, laminate work surface over and a white tiled splash back above, sink with draining section and chrome mixer tap, space for a four under counter appliances which includes plumbing and drainage for an automatic washing machine, plumbing and drainage for a slimline dishwasher, space with gas point for freestanding oven and hob having a fitted extractor canopy above. UPVC double glazed window to the rear elevation, sunlight above the rear entrance door, panelled door off leading to the basement. The bulkhead providing shelving and storage space with staircase leading to the cellar.

### CELLAR

Power and light for additional storage space.

### FIRST FLOOR LANDING

Dado rail, inset spotlights, coving to the ceiling, central heating radiator, UPVC double glazed window to the rear elevation, two overstairs storage cupboards and access to two bedrooms and family shower room/w.c.

### BEDROOM ONE

13'10" x 11'5" [4.23m x 3.5m]

Fitted wardrobes, coving to the ceiling, central heating radiator, UPVC double glazed window to the rear elevation.



### BEDROOM TWO

14'0" x 10'5" [4.27m x 3.19m]

Coving to the ceiling, partially fitted dado rail, loft access point to boarded loft, central heating radiator, UPVC double glazed window to the front elevation. Built in wardrobe which is used currently as a sewing station.



### SHOWER ROOM/W.C.

10'3" x 6'11" [3.14m x 2.11m]

Recently renovated shower room consisting of a walk in corner shower cubicle with glass screen, vanity wash hand basin unit with mixer tap, low flush w/c, chrome still ladder radiator and UPVC double glazed window to front elevation.



### OUTSIDE

To the front of the property there is on street parking, pedestrian gate access leading into a front entrance buffer garden with low maintenance pebbled section, paved walkway leading to the front entrance door. A paved walkway continues to the side of the property, which has low maintenance pebbled borders providing access into the rear garden. The rear garden is pleasantly landscaped with a lawn section, paved walkway surround, raised mature shrubbery borders and a timber store unit.



### 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.