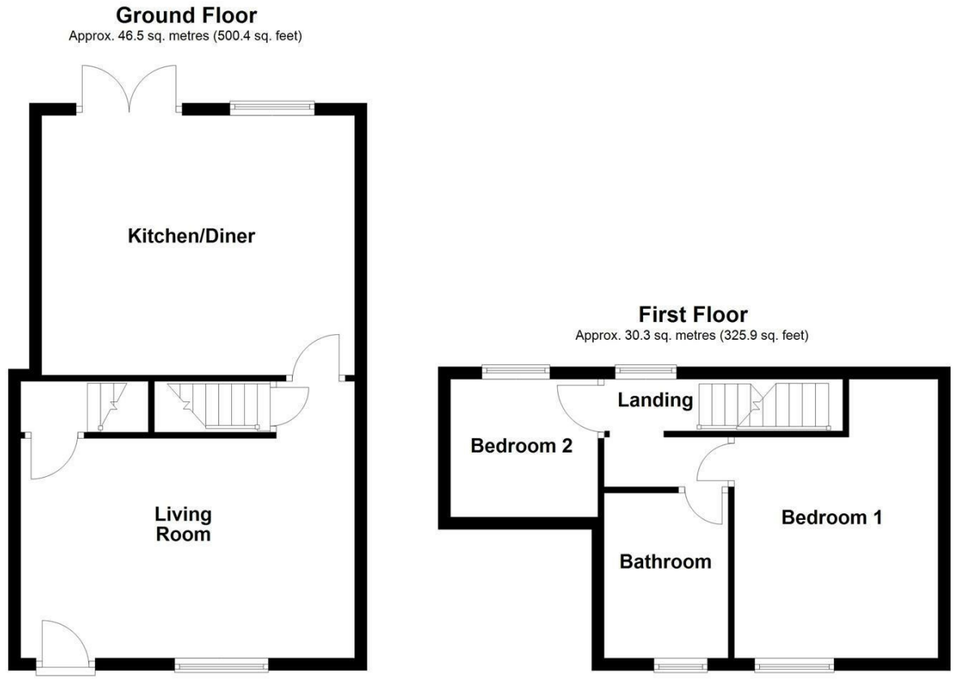
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



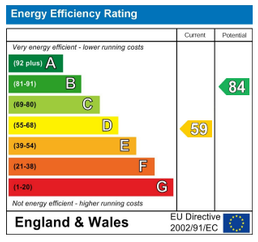
Total area: approx. 76.8 sq. metres (826.3 sq. feet)

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.



17 Guildford Street, Ossett, WF5 8LL

For Sale Freehold £180,000

Deceptively spacious and extended from the front is this well presented two bedroom mid terraced property, benefitting from UPVC double glazing, gas central heating and offered for sale with no onward chain and vacant possession.

The accommodation briefly comprises a living room featuring an attractive Yorkshire stone floor, access to the cellar, staircase to the first floor and a door leading through to the extended kitchen diner. To the first floor, the landing provides access to two well proportioned bedrooms and the main house bathroom. Externally, the property enjoys a low maintenance buffer garden to the front, whilst to the rear there is an attractive lawned garden incorporating a flagged patio area, ideal for outdoor dining and entertaining.

The property is conveniently positioned for a range of local amenities including shops, well regarded schools and regular bus routes. The nearby town centre offers a twice weekly market and a wider selection of amenities, whilst excellent motorway links provide easy access for commuters travelling further afield.

An ideal opportunity for first time buyers, professional couples or young families looking to step onto the property ladder, this excellent home is offered with no chain involved and vacant possession upon completion. An early viewing is highly recommended to fully appreciate the accommodation on offer.



ACCOMMODATION

LIVING ROOM
12'5" x 17'9" (3.79m x 5.42m)

UPVC entrance door leading directly into the living room. Featuring a Yorkshire stone floor, two radiators, UPVC double glazed window to the front elevation, exposed brick feature wall and chimney breast with inset wood burning stove. Staircase leading to the first floor landing and further staircase providing access down to the cellar. The boiler is located at the top of the cellar stairs.



KITCHEN/DINER
13'9" x 16'7" (4.20m x 5.07m)

Fitted with a modern range of wall and base units with work surfaces over incorporating a 1.5 bowl stainless steel sink and drainer. Integrated oven and grill, four ring electric hob with extractor hood above, space for a fridge freezer and plumbing for a washing machine. Laminate flooring, tiled splashbacks, recessed spotlights, radiator, exposed stone feature wall, UPVC double glazed window and UPVC French doors leading out to the rear garden.

FIRST FLOOR LANDING
UPVC double glazed window to the rear elevation and doors providing access to two bedrooms and the house bathroom.

BEDROOM ONE
15'8" x 10'10" (4.79m x 3.31m)

UPVC double glazed window to the front elevation, radiator and exposed floorboards.



BEDROOM TWO
8'0" x 7'6" (2.46m x 2.29m)

UPVC double glazed window to the rear elevation, radiator, exposed floorboards and loft access.



BATHROOM/W.C.
9'2" x 6'6" (2.80m x 2.00m)

Fitted with a four piece suite comprising low flush W.C., pedestal wash basin, panelled bath and separate shower cubicle with electric shower. UPVC double glazed frosted window to the front elevation, radiator, tiled flooring, coving to the ceiling, part mosaic tiled walls and fully tiled shower enclosure.



OUTSIDE
To the front of the property is a low maintenance buffer garden with on street parking available nearby. To the rear is an enclosed lawned garden incorporating a flagged patio area, enjoying a good degree of privacy. There is also a right of access for neighbouring properties to take bins through the garden.



PLEASE NOTE
Please note that bedroom two forms part of a flying freehold over the ginnel between Nos. 15 and 17.

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.