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

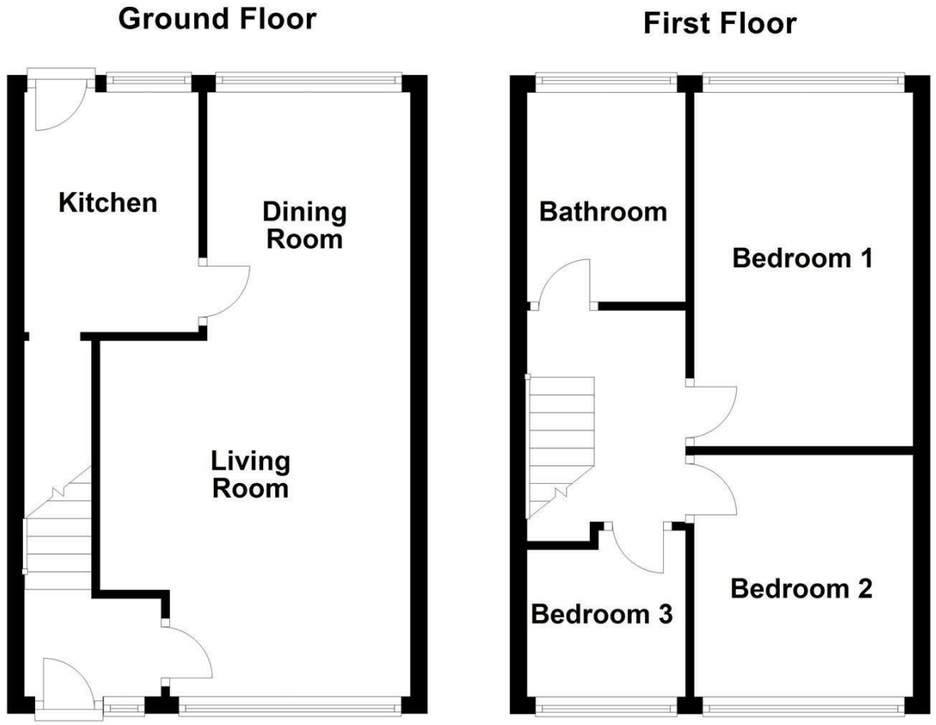
15 Healey Drive, Ossett, WF5 8LU

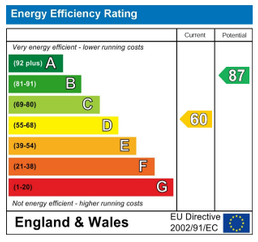
For Sale Freehold Offers In The Region Of £170,000

A three bedroom end townhouse occupying a slightly elevated position in this sought after residential area and now offering scope for a scheme for cosmetic updating.

With a gas fired central heating system and sealed unit double glazed windows, this end townhouse presents well proportioned accommodation that is approached via a welcoming entrance hallway that opens into a good sized living room to the front of the house. An archway leads through into an adjoining dining room overlooking the rear garden. The kitchen is fitted with a range of wall and base units and has a useful under stair store. To the first floor there are two double bedrooms plus a further single bedroom, all served by the bathroom/w.c. that is fitted with a white and chrome suite. Outside, the property has a small low maintenance garden to the front, as well as a concrete driveway providing off street parking. To the rear there is a larger garden with paved patio, separate decked sitting area and a lawned garden.

The property is situated in this popular residential area within very easy reach of the good range of shops, schools and recreational facilities offered by Ossett town centre. A broader range of amenities are available in the nearby city centre of Wakefield and the national motorway network is readily accessible.





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 www.mortgagesolutionsofwakefield.co.uk
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 339572,
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
Double glazed front entrance door, central heating radiator and stairs to the first floor.

LIVING ROOM
13'9" x 12'1" (4.2m x 3.7m)
Window to the front, double central heating radiator and feature fireplace housing an electric fire. Archway through to the adjoining dining room.

DINING ROOM
9'2" x 7'10" (2.8m x 2.4m)
Double central heating radiator and window overlooking the rear garden.

KITCHEN
9'2" x 6'10" (2.8m x 2.1m)
Window and external door to the rear. Fitted with a range of wall and base units with laminate work tops incorporating stainless steel sink unit, four ring stainless steel gas hob with filter hood over, built in oven, space and plumbing for a washing machine and integrated fridge/freezer. Double central heating radiator and doorway to useful under stair cupboard that houses the gas fired combination central heating boiler.

FIRST FLOOR LANDING
Loft access hatch and central heating radiator.

BEDROOM ONE
13'9" x 8'6" (4.2m x 2.6m)
Window overlooking the rear garden and double central heating radiator.

BEDROOM TWO
9'10" x 8'6" (3.0m x 2.6m)
Window to the front and double central heating radiator.

BEDROOM THREE
6'6" x 6'2" (2.0m x 1.9m)
Window to the front and double central heating radiator.

BATHROOM/W.C.
8'2" x 6'2" (2.5m x 1.9m)
Frosted window to the rear, brick set tiled walls and tiled floor. Three piece white and chrome suite comprising panelled bath with shower oven and folding glazed screen, pedestal wash basin and low flush w.c. Chrome ladder style heated towel rail and loft access hatch.

OUTSIDE
To the front the property has a concrete driveway providing off street parking, as well as a low maintenance garden with pebbled areas interspersed with planting. To the rear there is a larger garden with a paved patio area immediately behind the house and steps up to a lawned garden and to the rear is a decked sitting area and a former wooden shed.

COUNCIL TAX BAND
The council tax band for this property is B.

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 six local offices.