



WAKEFIELD  
01924 291 294

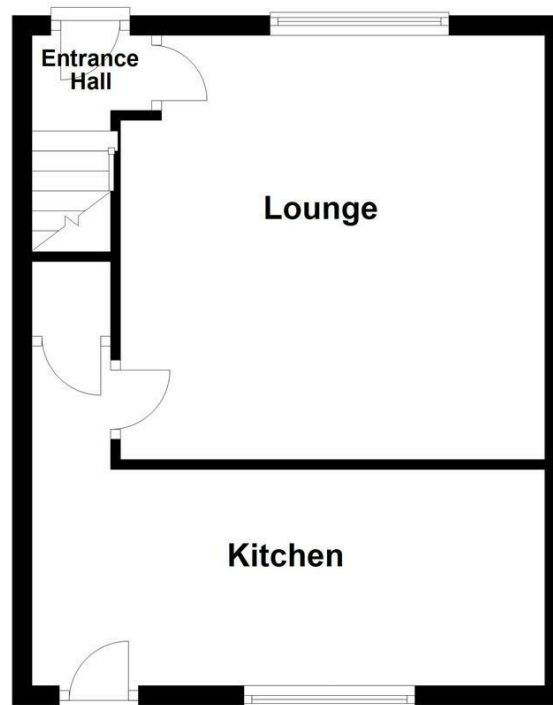
OSSETT  
01924 266 555

HORBURY  
01924 260 022

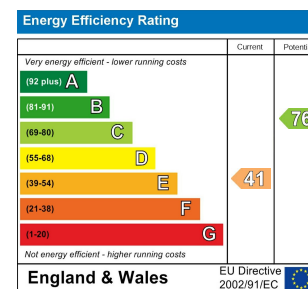
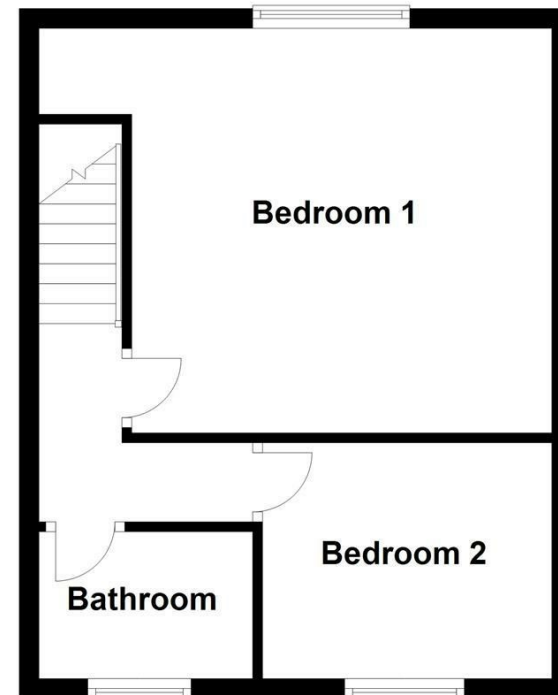
NORMANTON  
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### Ground Floor



### First Floor



#### 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.



## 6 Hope Street, Ossett, WF5 0LP

For Sale Freehold £125,000

In need of updating, however offering much potential is this two bedroom mid terrace property having UPVC double glazing throughout.

The property fully comprises of entrance hall, lounge, kitchen and stairs to first floor where there are two bedrooms and bathroom/w.c. Externally there is a lawned garden to the rear.

Ossett plays host to a range of amenities including shops and good schools, with local bus routes nearby, as well as a market twice weekly. The property also has great access to the motorway network.

Offered for sale with no chain and vacant possession, an ideal home for the first time buyer or professional couple looking to put their on stamp on a property and an early viewing comes 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 [www.mortgagesolutionsofwakefield.co.uk](http://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 or 07776458351,

Ossett & Horbury offices 01924 266555

and Normanton office 01924 899870.

Alternatively email [vince@mortgagesolutionsofwakefield.co.uk](mailto:vince@mortgagesolutionsofwakefield.co.uk) or

[chris@mortgagesolutionsofwakefield.co.uk](mailto:chris@mortgagesolutionsofwakefield.co.uk)

\*your home may be repossessed if you do not keep up repayments on your mortgage



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## ACCOMMODATION

### ENTRANCE HALL

Stairs to first floor landing and door into lounge.

### LOUNGE

14'1" x 14'1" [4.30m x 4.30m]

UPVC double glazed window to the front, gas fire, coving to the ceiling and door leading into kitchen.



### KITCHEN

7'6" x 17'2" [2.29m x 5.25m]

Gas fire with tiled surround, UPVC double glazed

window to the rear, space for cooker, wall and base units with work surface over incorporating stainless steel and drainer with mixer taps. Plumbing for washing machine and UPVC door to the rear. Door leading down into the cellar, used for storage purposes.

### FIRST FLOOR LANDING

Access to two bedrooms and bathroom/w.c. Loft access.

### BEDROOM ONE

14'1" x 14'1" [4.30m x 4.31m]

UPVC double glazed window to front.



### BATHROOM/W.C.

4'6" x 7'0" [1.38m x 2.15m]

Low flush w.c., panelled bath with electric shower over, pedestal wash basin and UPVC double glazed frosted window to the rear.



### BEDROOM TWO

8'6" x 7'3" [2.61m x 2.23m]

UPVC double glazed window to the rear and airing cupboard.



### OUTSIDE

To the front there is on street parking and to the rear there is a lawned garden.



### 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.