Richard Kendall
Estate Agent

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65 Springstone Avenue, Ossett, WF5 9EH

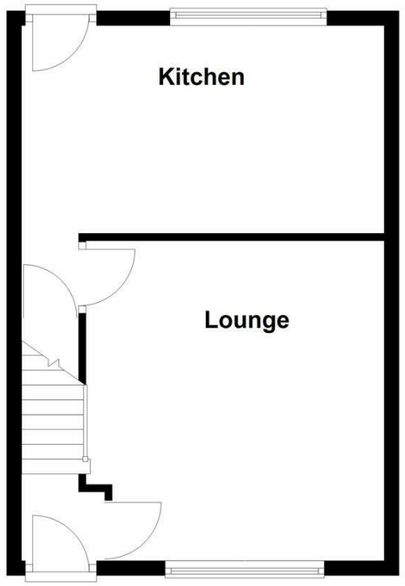
For Sale Freehold £170,000

Situated close to Ossett town centre, this well presented two bedroom mid terrace property offers modern living in a highly convenient location.

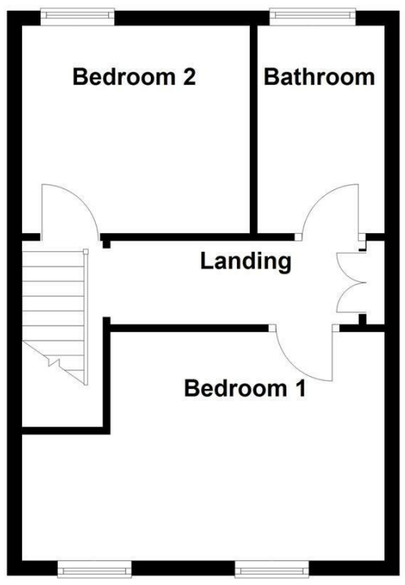
The accommodation briefly comprises an entrance hall, a comfortable lounge, and a modern kitchen diner to the ground floor with access to the cellar. To the first floor, there is a landing leading to two well proportioned bedrooms and a contemporary family bathroom. Externally, the property benefits from low maintenance gardens to both the front and rear, a garden shed to the rear and along with on street parking.

Ideally placed for access to a wide range of local shops and amenities, including the popular twice weekly market, the property is also well located for the motorway network, making it an excellent choice for commuters. Finished to a high standard throughout, this home is ready to move into, and early viewing is highly recommended.

Ground Floor



First Floor

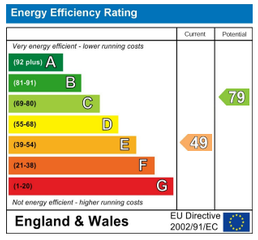


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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.

ACCOMMODATION

ENTRANCE HALL
Entry is via the front door into the main hallway, which benefits from a central heating radiator and a staircase rising to the first floor landing. A door provides access to the lounge.

LOUNGE
14'2" x 13'2" (4.32m x 4.02m)
UPVC window to the front, central heating radiator, and an open fireplace with space for a log burner and stone surround. The room is finished with wood flooring and skirting boards, with a door leading through to the kitchen.

KITCHEN
15'9" x 9'2" (4.82m x 2.81m)
UPVC window to the rear elevation and a rear UPVC access door, central heating radiator, partially tiled walls, a door providing access down to the cellar which provides access, spotlights to the ceiling and space for a dining table and chairs. A range of base units and drawers with laminate worktops and a stainless steel 1½ bowl sink unit. Integrated appliances include a fridge freezer, induction hob, oven with cooker hood, and space for a washing machine.

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

BEDROOM ONE
16'5" x 10'2" (5.01m x 3.12m)
UPVC windows to the front elevation, central heating radiator, and wood flooring with skirting boards.

BEDROOM TWO
10'3" x 9'1" (3.13m x 2.78m)
UPVC windows to the rear elevation, central heating radiator, and suitable for use as a second bedroom or home office.

BATHROOM
9'2" x 5'7" (2.81m x 1.72m)
Frosted UPVC window to the rear elevation, ladder style heated towel rail, fully tiled around the bath and shower, partially tiled walls, and spotlights to the ceiling. Modern three piece suite comprises a panelled bath with wall mounted shower over and glass screen, vanity wash hand basin with mixer tap, and a low flush WC.

OUTSIDE
To the front of the property is a low maintenance garden with artificial lawn and shale borders. To the rear is a low maintenance pebble patio seating area leading to a lawned garden, a garden shed and is enclosed by wood fencing with surrounding bush and shrub borders.

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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.