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NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



15 Ryecroft Street, Ossett, WF5 9EJ

For Sale Freehold £195,000

Ideal for the first time buyer, couple or investor is this three bedroom mid terrace property benefitting from well proportioned bedrooms, modern bathroom and gardens to the front and rear.

The property briefly comprises of the entrance hall, living room, kitchen with access down to two cellar rooms. The first floor landing leads to three good sized bedrooms and three piece house bathroom. Outside to the front is an enclosed low maintenance paved buffer garden. Whilst to the rear is a lawned garden with paved patio area, surrounded by walls and timber fencing.

Situated close to Ossett town centre, the property is ideally located for all local shops that Ossett has to offer, as well as being a short drive away from the M1 motorway for those wishing to commute further afield.

Only a full internal inspection will reveal all that's on offer at this home and an early viewing comes highly recommended.

IMPORTANT NOTE TO PURCHASERS

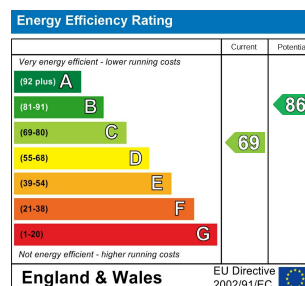
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

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
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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.

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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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ACCOMMODATION

ENTANCE HALL

UPVC front entrance door and door through to the living room.

LIVING ROOM

15'1" x 17'8" [max] x 12'3" [min] [4.6m x 5.41m [max] x 3.75m [min]]

UPVC double glazed bay window to the front, central heating radiator, coving to the ceiling, decorative fireplace with laminate hearth, surround and wooden mantle. Door through to the kitchen/diner.



KITCHEN/DINER

14'11" x 14'6" [max] x 12'0" [min] [4.56m x 4.43m [max] x 3.67m [min]]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, space for an

electric cooker, space and plumbing for a washing machine.

Access down to the cellar, door to the rear hallway, UPVC double glazed window to the rear, central heating radiator and decorative tiled fireplace.

CELLAR

15'0" x 8'7" [max] x 5'6" [min] [4.58m x 2.62m [max] x 1.7m [min]]

UPVC double glazed frosted window to the rear and door to the cellar/boiler room. Spacious room which could be used for a variety of purposes.

CELLAR/BOILER ROOM

15'4" x 8'7" [max] x 4'3" [min] [4.68m x 2.63m [max] x 1.32m [min]]

UPVC double glazed frosted window to the rear, combi boiler and access to a storage cupboard.

REAR HALLWAY

UPVC double glazed frosted door to the rear garden and stairs to the first floor landing.

FIRST FLOOR LANDING

Central heating radiator, loft access, doors to three bedrooms and house bathroom.

BEDROOM ONE

15'1" x 11'11" [max] x 9'2" [min] [4.6m x 3.65m [max] x 2.8m [min]]

UPVC double glazed window to the front, central heating radiator and decorative cast iron fireplace.



BEDROOM TWO

14'11" x 11'11" [max] x 8'11" [min] [4.57m x 3.65m [max] x 2.72m [min]]

UPVC double glazed window to the rear, central heating radiator and decorative cast iron fireplace.



BEDROOM THREE

6'5" x 11'8" [max] [1.96m x 3.58m [max]]

UPVC double glazed window to the front and central heating radiator.

BATHROOM/W.C.

7'2" x 6'3" [2.2m x 1.91m]

Low flush w.c., pedestal wash basin with mixer tap and panelled bath with mixer tap and shower head attachment. UPVC double glazed frosted window to the rear and chrome ladder style radiator.



OUTSIDE

To the front is a low maintenance paved buffer garden with pebbled and planted features. To the rear is a lawned garden with paved patio area, perfect for outdoor dining and entertaining, fully enclosed by walls and timber fencing with an iron gate to the rear.



PLEASE NOTE

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.

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 local offices.