Richard Kendall Estate Agent

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5 Park Lands, Ossett, WF5 0JY

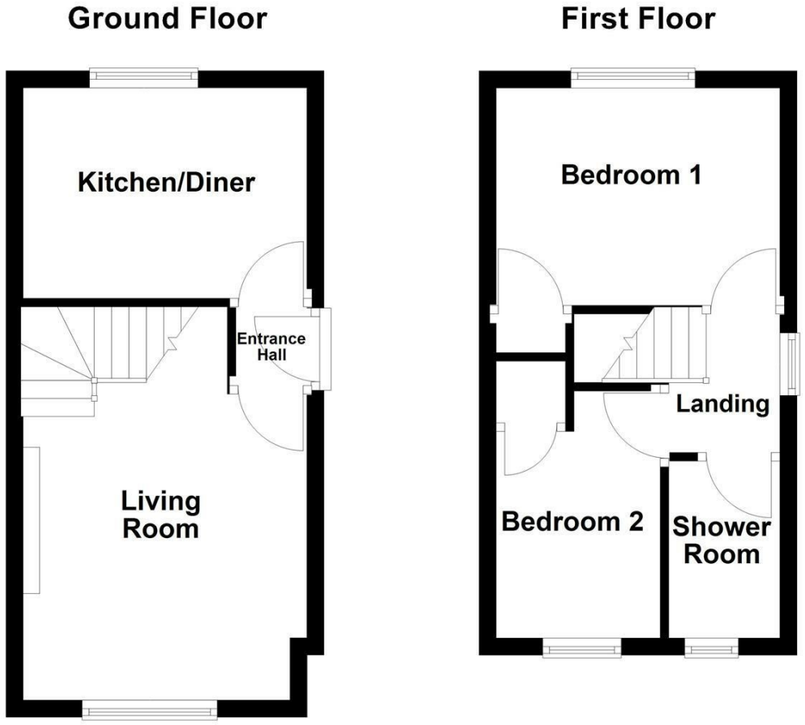
For Sale Freehold £185,000

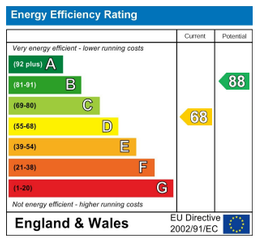
Nestled in a cul-de-sac location in the sought after town of Ossett is this two bedroom semi detached property benefitting from front and rear gardens, ample off road parking and well proportioned accommodation.

The property briefly comprises of the entrance hall, kitchen/diner and living room. The first floor landing leads to two bedrooms and shower room. Outside to the front is an artificial lawned garden and driveway providing off road parking for three vehicles leading to the single garage. To the rear is an enclosed low maintenance garden with artificial lawned and paved patio area.

Situated in a popular part of Ossett the property is well placed to local amenities including shops and schools with local bus routes nearby. Ossett benefits from its twice weekly market and good access to the motorway network.

Only a full internal inspection will reveal the potential 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
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
UPVC front entrance door, doors to the kitchen/diner and living room.

KITCHEN/DINER
10'10" x 8'0" (3.32m x 2.46m)
Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, space and plumbing for a gas cooker with extractor hood, space and plumbing for a washing machine and space for an under counter fridge/freezer. Central heating radiator and UPVC double glazed window to the rear.

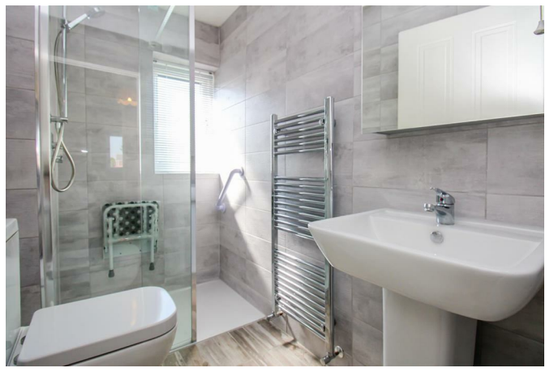
LIVING ROOM
15'1" x 10'10" (max) x 4'9" (min) (4.6m x 3.32m (max) x 1.46m (min))
Central heating radiator, coving to the ceiling, UPVC double glazed window to the front, stairs to the first floor landing and electric fireplace with marble hearth, surround and wooden mantle.

FIRST FLOOR LANDING
Loft access, central heating radiator, UPVC double glazed window to the side and doors to two bedrooms and shower room.

BEDROOM ONE
10'10" x 8'2" (3.32m x 2.5m)
UPVC double glazed window to the rear, central heating radiator and overstairs cupboard.

BEDROOM TWO
6'1" x 10'5" (max) x 9'1" (min) (1.87m x 3.2m (max) x 2.79m (min))
Overstairs storage cupboard, central heating radiator and UPVC double glazed window to the front.

SHOWER ROOM/W.C.
7'4" x 4'4" (2.25m x 1.34m)
Three piece suite comprising low flush w.c., pedestal wash basin with mixer tap and shower head attachment. UPVC double glazed frosted window to the front and chrome ladder style radiator.



OUTSIDE
To the front of the property is an artificial lawned garden and driveway providing off road parking for several vehicles leading to the single detached garage with manual up and over door. To the rear is a low maintenance garden with artificial lawn and paved patio area, perfect for outdoor dining and entertaining, fully enclosed by walls and timber fencing,

WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"The neighbourhood is excellent, my mother has lived independently until February this year, with the additional support from lovely neighbours. It really is a delightful place to live."

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.