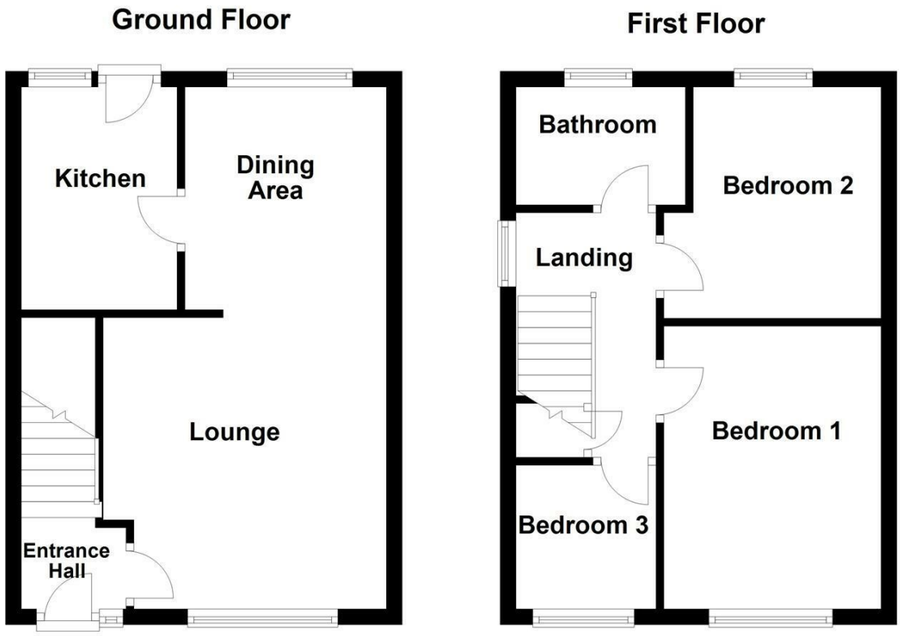
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



87 Manor Road, Ossett, WF5 0LF

For Sale Freehold £185,000

Priced below market value due to needing modernisation and for a quick sale – Act fast and arrange your internal viewing. Occupying a corner plot position is this three bedroom semi detached home having part double glazing and gas central heating.

The accommodation fully comprises entrance hall, lounge diner, kitchen, first floor landing, three bedrooms (two of which being doubles) and the main bathroom/w.c. Outside there are lawned gardens to the front and side with plants and shrubs bordering. A low maintenance garden to the rear. The driveway at the rear leads to the brick built garage.

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

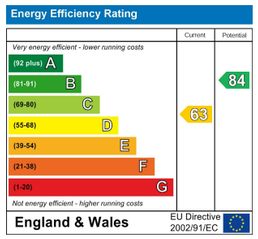
Offered for sale with no chain involved and vacant possession, this is an ideal home for the growing family, whilst in need of some updating however offering huge potential throughout.

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.

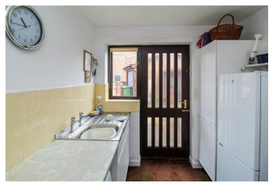
CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

ACCOMMODATION

ENTRANCE HALL
Entrance door, radiator, stairs to the first floor landing, wood effect flooring, door to the lounge diner.

LOUNGE DINER
23'3" x 11'11" max x 7'3" min (7.11m x 3.64m max x 2.21m min)
Timber framed double glazed window to the front, two radiators, electric fire with brick surround, hearth and wooden mantle. The dining area (provides access to the kitchen.

KITCHEN
7'7" x 9'8" (2.32m x 2.96m)
Wall and base units with work surface over incorporating stainless steel sink and drainer with tap, plumbing for washing machine, space for cooker, space for fridge and freezer, window to the rear, door to the rear.



FIRST FLOOR LANDING
Loft access. Window to the side, doors to three bedrooms and airing cupboard.

BEDROOM ONE
9'1" x 13'0" (2.77m x 3.98m)
Window to the front, radiator.

BEDROOM TWO
10'0" x 9'0" max x 7'8" min (3.06m x 2.76m max x 2.35m min)
Radiator, double glazed window to the rear.

BEDROOM THREE
5'11" x 6'6" (1.82m x 1.99m)
Window to the front.

BATHROOM/W.C.
5'6" x 7'3" (1.68m x 2.22m)
Low flush w.c., wash basin over pedestal, panelled bath, double glazed frosted window to the rear, part tiled walls and radiator.

OUTSIDE
To the front there is a lawned garden with pathway to the front door. Lawned garden to the side. To the rear there is a low maintenance stone flagged garden with pebbled borders, plants and shrubs. Timber frame shed. Driveway to the rear providing off road parking leading to the brick built detached garage with up and over door.

COUNCIL TAX BAND
The council tax band for this property is C

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.

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.