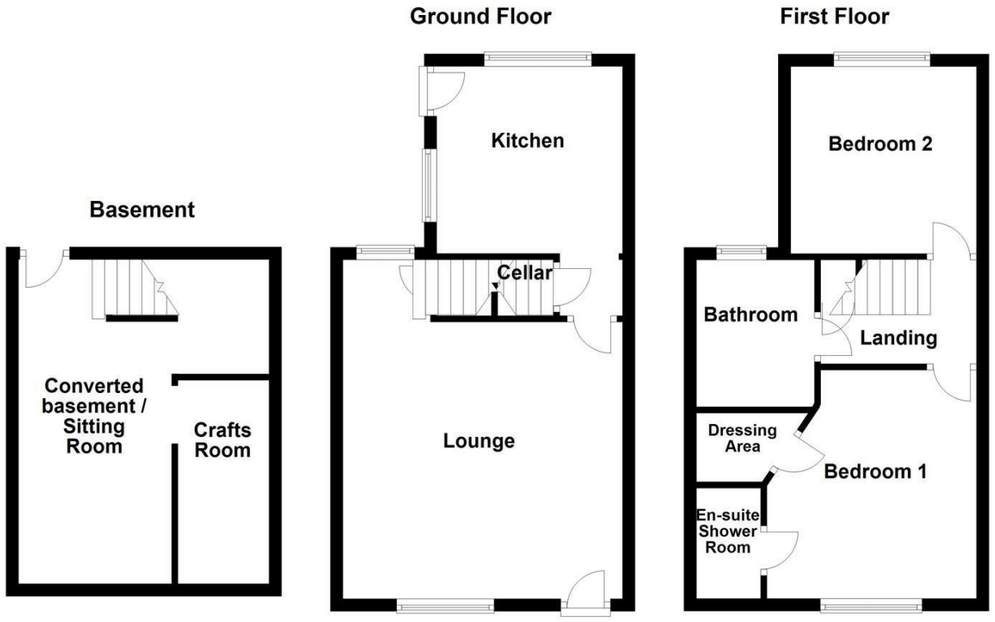
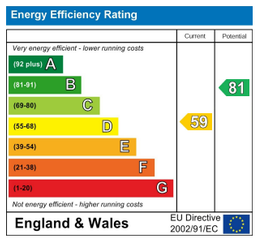



IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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

# 10 Broomcroft Road, Ossett, WF5 8LH

## For Sale Freehold O.I.R.O £183,500

Recently modernised is this superbly presented two bedroom end terrace property offered for sale with no chain and benefitting from en suite shower room, converted cellar and enclosed rear garden.

The property briefly comprises of the entrance hall, lounge, kitchen with access down to the converted cellar currently used as a home office with further sections used as a home gym and storage. The first floor landing leads to two double bedrooms (with bedroom boasting en suite shower room and dressing area) and family bathroom/w.c. Externally there is a low maintenance yard to the front and to the rear is a decked seating area leading down to flagged patio area, lawn and space for a storage shed.

Situated close to Ossett town centre, the property is ideally located for all local shops and amenities including Ossetts twice weekly market. The motorway network is only a short distance away, perfect for those looking to commute further afield for work.

Done to a high standard, this property would make a fantastic home and a viewing is highly recommended.

## ACCOMMODATION

### ENTRANCE HALL
UPVC entrance door, access to the living room and kitchen.

### LIVING ROOM
14'8" x 11'6" (4.48m x 3.53m)
UPVC double glazed window to the front elevation, central heating radiator, grey wood effect laminate flooring and open brick fireplace with feature log burner. Door leading to the inner hallway.

### INNER HALLWAY
Access to the staircase, central heating radiator and UPVC double glazed window to the rear.

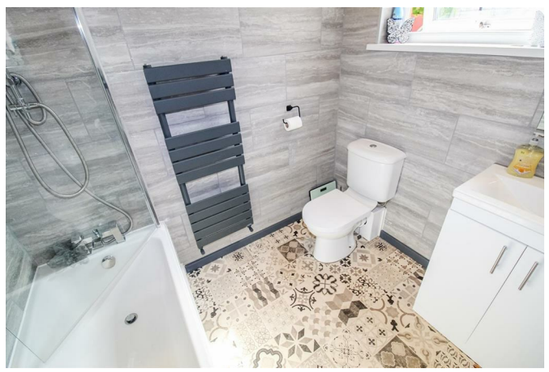
### KITCHEN
10'1" x 9'5" (3.08m x 2.89m)
UPVC double glazed window and door with frosted panel to the side elevation. UPVC double glazed French doors to the rear garden. Fitted kitchen with an array of white and wall and base units with black laminate work tops, stainless steel sink and drainer unit, integrated gas hob with oven and cooker hood. Space for a fridge/freezer, space for a dishwasher and access down to the cellar.

### CELLAR
14'9" x 8'7" (4.52m x 2.62m)
UPVC double glazed door to the rear garden. Split into three sections. UPVC double glazed window to the front elevation, central heating radiator, wood effect laminate flooring, space for a washing machine and dryer. Currently used as a home office. A further cellar room (1.48m x 3.26m) is used a home gym and a third section (1.9m x 1.41m) used for storage.

### FIRST FLOOR LANDING

### BEDROOM ONE
12'1" x 11'1" (3.7m x 3.4m)
UPVC double glazed window to the front elevation, central heating radiator and access to a walk in dressing room and en suite shower room.

### EN SUITE SHOWER ROOM/W.C.
5'10" x 3'3" (1.79m x 1.00m)
Three piece suite comprising shower cubicle with glass sliding screen and wall mounted shower, low flush w.c. and vanity wash hand basin with mixer tap. Fully tiled and spotlights to the ceiling.



### DRESSING ROOM
5'1" x 4'0" (1.55m x 1.23m)
Spotlights to the ceiling.

### BEDROOM TWO
9'8" x 9'2" (2.95m x 2.8m)
UPVC double glazed window to the rear elevation and central heating radiator.

### BATHROOM/W.C.
7'3" x 6'2" (2.22m x 1.9m)
UPVC double glazed frosted window to the rear elevation. Three piece suite comprising wall mounted shower over the bath, vanity wash hand basin with mixer tap and low flush w.c. Grey ladder style radiator, fully tiled and spotlights to the ceiling.

### OUTSIDE
There is on street parking to the front and to the rear is a decked seating area with steps leading down to a flagged patio, lawn and space for a storage shed. There is shared access for bins with the neighbouring properties.

### 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.