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

137 Wakefield Road, Ossett, WF5 9AD

For Sale Freehold £115,000

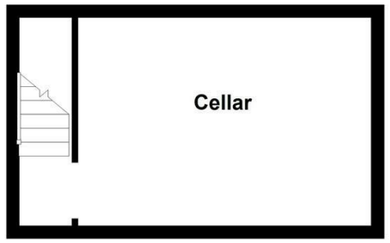
This property presents an excellent opportunity for first time buyers or investors seeking access to the property market. This two bedroom end terraced home offers well planned accommodation arranged over multiple levels.

The internal layout briefly comprises an entrance hall leading to an open plan lounge/kitchen/diner with a door providing access to the rear hallway, providing access to the cellar. To the first floor are two bedrooms and the house shower room.

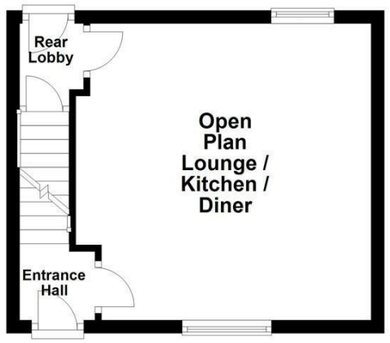
The property is ideally located for all the local amenities that Ossett and Wakefield has to offer such as shops and schools. The M1 motorway network is only minutes away, perfect for the commuter looking to travel further afield.

Ideal for the first time buyer, couple or investor, only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

Basement



Ground Floor



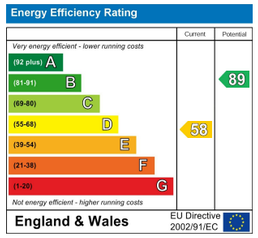
First Floor

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
UPVC double glazed front entrance door into the entrance hall with stairs to the first floor landing, a central heating radiator, and a door into the open plan kitchen/dining/living room.

OPEN PLAN LOUNGE/KITCHEN/DINER
14'8" x 14'11" (4.48m x 4.55m)
UPVC double glazed windows to the front and rear, door to the rear hallway, central heating radiator, feature fireplace. A range of fitted wall and base units incorporating a stainless steel sink and drainer, a four ring gas hob with extractor hood above, an integrated oven and grill and an integrated microwave.

REAR HALLWAY
UPVC double glazed door to the rear of the property and stairs leading down to the cellar.

FIRST FLOOR LANDING
UPVC double glazed window to the rear. Doors into two bedrooms and the house shower room.

BEDROOM ONE
9'2" x 10'1" (max) x 9'1" (min) (2.81m x 3.09m (max) x 2.77m (min))
UPVC double glazed window to the front, central heating radiator.

BEDROOM TWO
10'11" x 7'4" (max) x 4'4" (min) (3.33m x 2.25m (max) x 1.34m (min))
UPVC double glazed window to the front, central heating radiator, loft access, storage cupboard.

SHOWER ROOM
6'9" x 5'3" (2.08m x 1.62m)
Frosted UPVC double glazed window to the rear, central heating radiator, tiled walls. A three piece suite fitted with a low flush W.C., a hand wash basin with vanity base units and a shower cubicle with a mixer shower over.

LANDLORDS/INVESTORS PLEASE NOTE
Landlords and investors, this property offers rental potential. If you purchase through Richard Kendall Estate Agent and appoint our lettings team to manage the tenancy, you will receive the first three months of property management free on a twelve month term. You get a simple start, a clear plan and support from a team that looks after homes across the area. Want to explore this option? Get in touch and we will guide you through the next steps.

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.