Richard Kendall Estate Agent

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246 Wakefield Road, Ossett, WF5 9AB

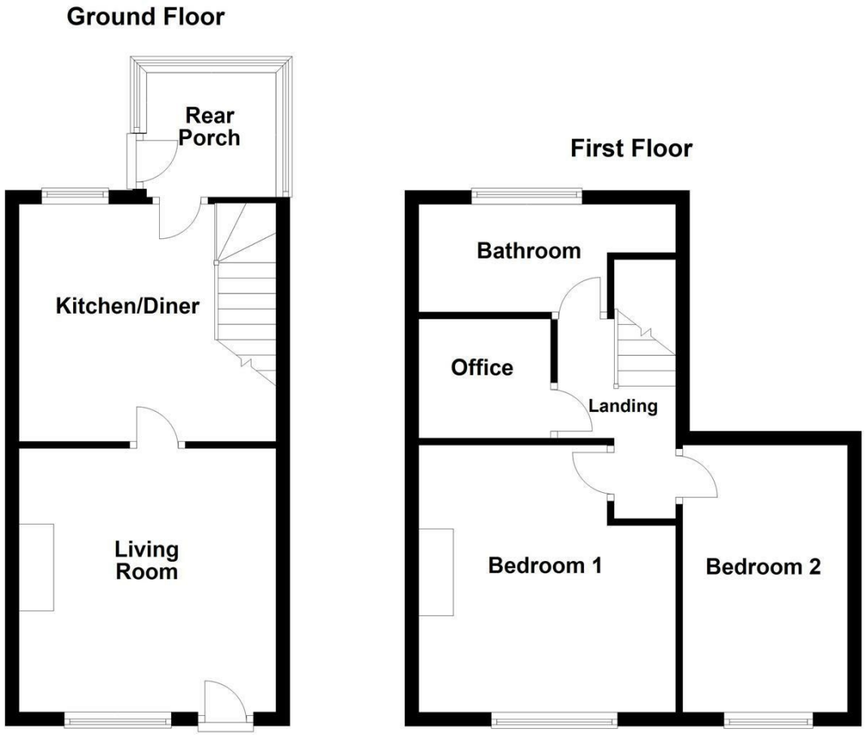
For Sale Freehold Offers Over £122,000

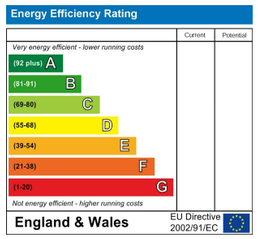
Situated on the outskirts of Ossett is this two bedroom mid terrace home, ideal for first time buyers benefitting from enclosed rear garden and close proximity to transport links.

The property briefly comprises of living room, kitchen/diner and rear porch. The first floor landing leads to two bedrooms, office and bathroom. Outside to the front of the property there is a small buffer garden, which is mainly planted with walled surround. To the rear, there's an enclosed garden, predominantly laid to lawn with a decked patio area and two garage at the rear of the property.

The property is well placed for local amenities including shops and schools, with easy access to the motorway network, ideal for the commuter wishing to work or travel further afield.

This deceptively spacious mid terrace home is not one to be missed and an early viewing is 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 www.mortgagesolutionsofwakefield.co.uk
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 339572,
Pontefract & Castleford office 01977 798844 or 07776458351,
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Alternatively email vince@mortgagesolutionsofwakefield.co.uk or chris@mortgagesolutionsofwakefield.co.uk

*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.

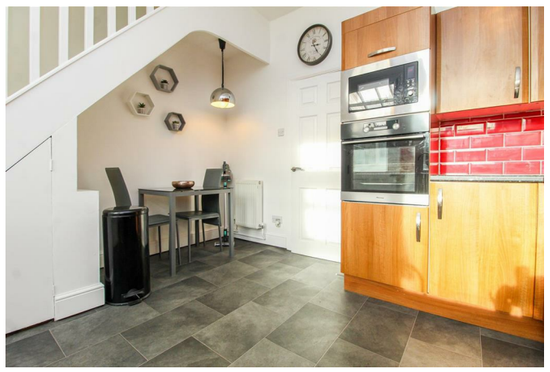
PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

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

LIVING ROOM
12'1" x 12'2" (3.7m x 3.73m)
UPVC double glazed window to the front, central heating radiator and door leading through into the kitchen/diner.

KITCHEN/DINER
11'2" x 12'2" (max) x 9'6" (min) (3.42m x 3.71m (max) x 2.9m (min))
Range of wall and base units with laminate work surface over incorporating stainless steel sink and drainer with mixer tap and tiled splash back and integrated oven and microwave with four ring electric hob. Central heating radiator, UPVC double glazed window and door leading out to the rear porch. Stairs leading to the first floor landing and small understairs storage cupboard.



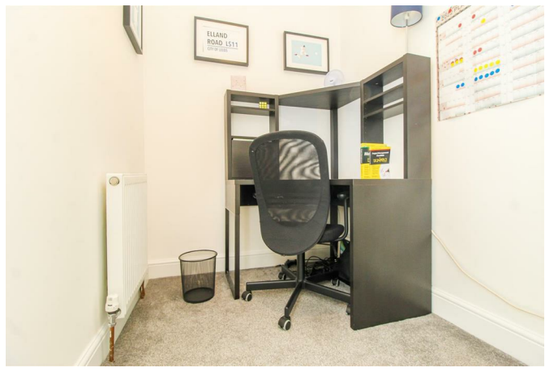
REAR PORCH
6'2" x 5'8" (1.88m x 1.75m)
UPVC single glazed windows and timber door leading to the rear garden.

FIRST FLOOR LANDING
Loft access and doors leading to two bedrooms, office and family bathroom/w.c.

BEDROOM ONE
12'3" x 12'1" (max) x 8'10" (min) (3.75m x 3.7m (max) x 2.71m (min))
Central heating radiator and UPVC double glazed window to the front. Combi boiler is housed within bedroom one.

BEDROOM TWO
11'10" x 7'8" (3.62m x 2.36m)
Central heating radiator and UPVC double glazed window to the front.

OFFICE
5'4" x 6'1" (1.63m x 1.87m)
Central heating radiator and small single glazed window looking through to the bathroom.



BATHROOM/W.C.
5'8" x 12'2" (1.73m x 3.71m)
Low flush w.c., wash basin with mixer tap, bath with mixer tap, overhead shower attachment and glass shower screen. Partially tiled walls, chrome ladder style radiator and UPVC double glazed frosted window to the rear.

OUTSIDE
To the front of the property there is a small buffer garden, mainly planted with walled borders. To the rear, the garden is predominantly laid to lawn with slate features and decked patio area, perfect for outdoor dining and entertaining, enclosed by timber panelled surround fences. The property also benefits from two garages at the rear.

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.