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

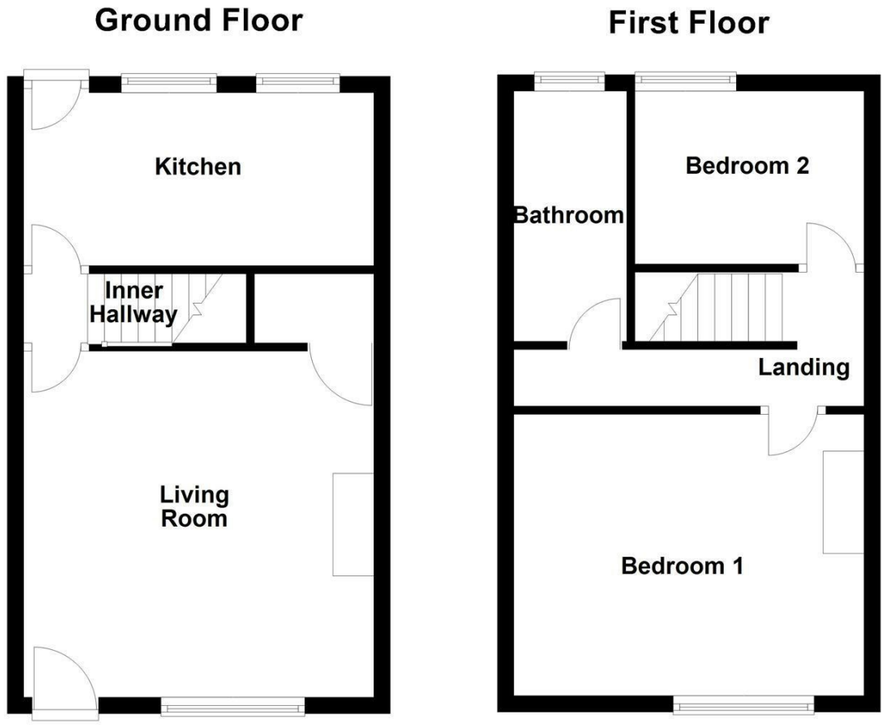
9 Springstone Avenue, Ossett, WF5 9EQ

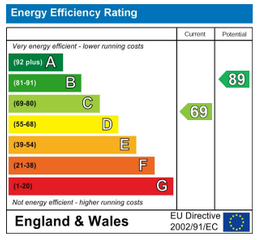
For Sale Freehold £165,000

A well presented two bedroom terrace in the ever popular town of Ossett, ideally placed for local shops, schools and excellent transport links including easy access to the M1.

The property offers a spacious lounge with feature gas fire and laminate flooring, fitted kitchen. To the first floor, two bedrooms and a bathroom with a modern three piece suite. Outside, the property benefits from gardens to both the front and rear, with on street parking available.

Ossett itself is a thriving market town with a strong community feel, regular markets and a wide range of amenities, making it a highly convenient and desirable place to live.





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

LOUNGE
14'0" x 13'11" (4.28m x 4.25m)
Composite front entrance door leading into the living room. UPVC double glazed window overlooking the front aspect. Central heating radiator. Laminate flooring. Coving to the ceiling. Inset spotlights to the ceiling. Two doors lead to the under stair storage cupboard and into the inner hallway.

INNER HALLWAY
Staircase with handrail leading to the first floor landing. Door into the kitchen.

KITCHEN
13'11" x 6'11" (4.23 x 2.10)
Range of wall and base high gloss units with laminate work surface and tiled splashback above. 1½ stainless steel sink and drainer with mixer tap. Space for a large freestanding fridge/freezer. Breakfast bar. Plumbing and drainage for a washing machine with undercounter space. Space for a freestanding oven and grill. Built in wine rack. Two UPVC double glazed windows overlooking the rear aspect. UPVC double glazed door leading out to the rear garden with UPVC double glazed frosted window above. Central heating radiator. Fully tiled floor. Inset spotlights to the ceiling.

FIRST FLOOR LANDING
Inset spotlights to the ceiling. Doors to two bedrooms and the house bathroom.

BEDROOM ONE
13'11" x 11'3" (3.06m x 1.35m)
Three piece suite comprising panelled bath with mixer tap and pull out shower attachment, low flush WC, and wash basin with chrome mixer tap. Chrome ladder style radiator. Fully tiled walls. UPVC double glazed frosted window to the rear elevation. Inset spotlights to the ceiling.

BEDROOM TWO
9'0" x 6'11" (2.76m x 2.13m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator. Laminate flooring. Inset spotlights to the ceiling.

BATHROOM
10'0" x 4'5" (3.06m x 1.35m)
Three piece suite comprising panelled bath with mixer tap and pull out shower attachment, low flush W.C. and wash basin with chrome mixer tap. Chrome ladder style radiator. Fully tiled walls. UPVC double glazed frosted window to the rear elevation. Inset spotlights to the ceiling.

OUTSIDE
To the front, there is on street parking available on a first come first serve basis. Timber gate with paved pathway leads to the front entrance door. Low maintenance paved buffer garden with mature bushes bordering. To the rear, there is a stone paved patio, pleasant lawned garden with mature bushes and timber panelled surround fences making it fully enclosed.

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

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

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.