Richard Kendall Estate Agent

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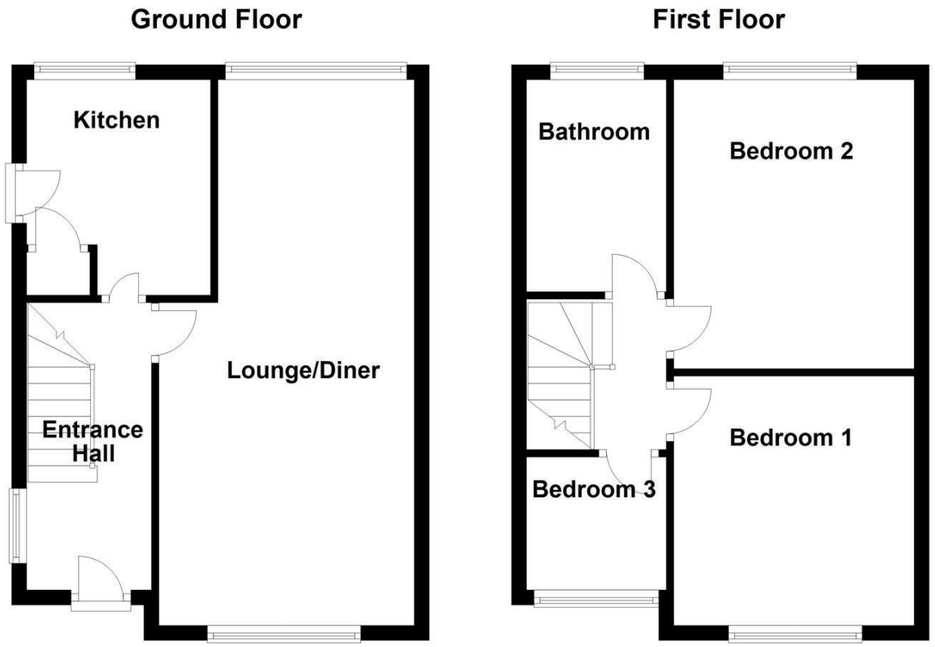
NORMANTON 01924 899 870 | PONTEFRACT 01977 798 844 | CASTLEFORD 01977 808 210



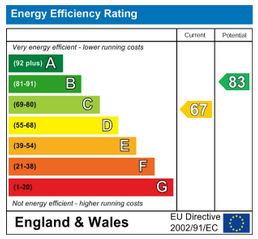
2a Prospect Road, Ossett, WF5 8AN

For Sale Freehold £200,000

Offered to the market with no onward chain and in need of renovation sits this three bedroom semi detached property in the sought after town of Ossett.

This fantastic property comprises of a large dual aspect lounge/diner, kitchen to the rear. To the first floor there is three bedrooms, two of which are doubles, as well as a generous sized third bedroom and a four piece house bathroom suite/w.c. Outside there is off street parking and a lawned garden to the front of the property. Whilst to the rear, there is a detached single garage, lawned garden with a raised patio seating area.

Situated in the heart of the traditional town of Ossett, this property enjoys excellent local amenities in the town centre itself. As well as the very popular Ossett cricket club. There are fantastic transport links from the town centre and for commuters, the M1 and M62 motorway are within easy access.
There are also a number of well regarded schools, ,making this property an ideal purchase for a wide variety of buyer.



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 offices 01977 808210, 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

ENTRANCE HALL
12'7" x 5'4" (3.84m x 1.63m)
UPVC double glazed frosted glass window to the side and gas central heating radiator. Staircase providing access to the first floor and doors to the kitchen and lounge/diner.

LOUNGE/DINER
11'2" x 23'11" (3.41m x 7.29m)
UPVC double glazed windows to the front and rear. Traditional ceiling coving, gas central heating radiator and feature fireplace.

KITCHEN
9'6" x 8'5" (2.9m x 2.59m)
UPVC double glazed window to the rear and a composite door to the side. Under stairs storage cupboard and gas central heating radiator. Single bowl metallic sink with separate taps and drainer.

FIRST FLOOR LANDING
Loft access and doors to three bedrooms and bathroom/w.c.

BEDROOM ONE
10'0" x 12'9" (3.07m x 3.91m)
UPVC double glazed window to the front and gas central heating radiator. Traditional ceiling coving and fitted wardrobe with sliding doors.

BEDROOM TWO
10'4" x 10'10" (3.16m x 3.32m)
UPVC double glazed window to the rear, gas central heating radiator and traditional ceiling coving.

BEDROOM THREE
9'4" x 6'5" (2.87m x 1.98m)
UPVC double glazed window to the front, gas central heating radiator and traditional ceiling coving.

BATHROOM/W.C.
8'3" x 6'3" (2.54m x 1.92m)
Four piece suite in white with a full size walk in shower with tiled surround, full size bath with tiled splash back, ceramic sink with separate taps and a low flush w.c. UPVC double glazed frosted window to the rear and gas central heating radiator.

OUTSIDE
To the front of the property there is a driveway providing off street parking for multiple vehicles and leads to the rear garden, where there is a detached single garage, flagged patio and a lawned garden.

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

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 six local offices.