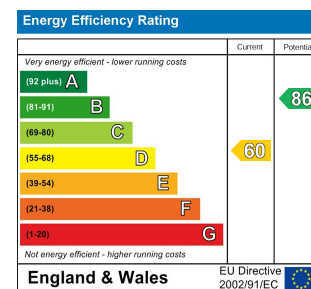
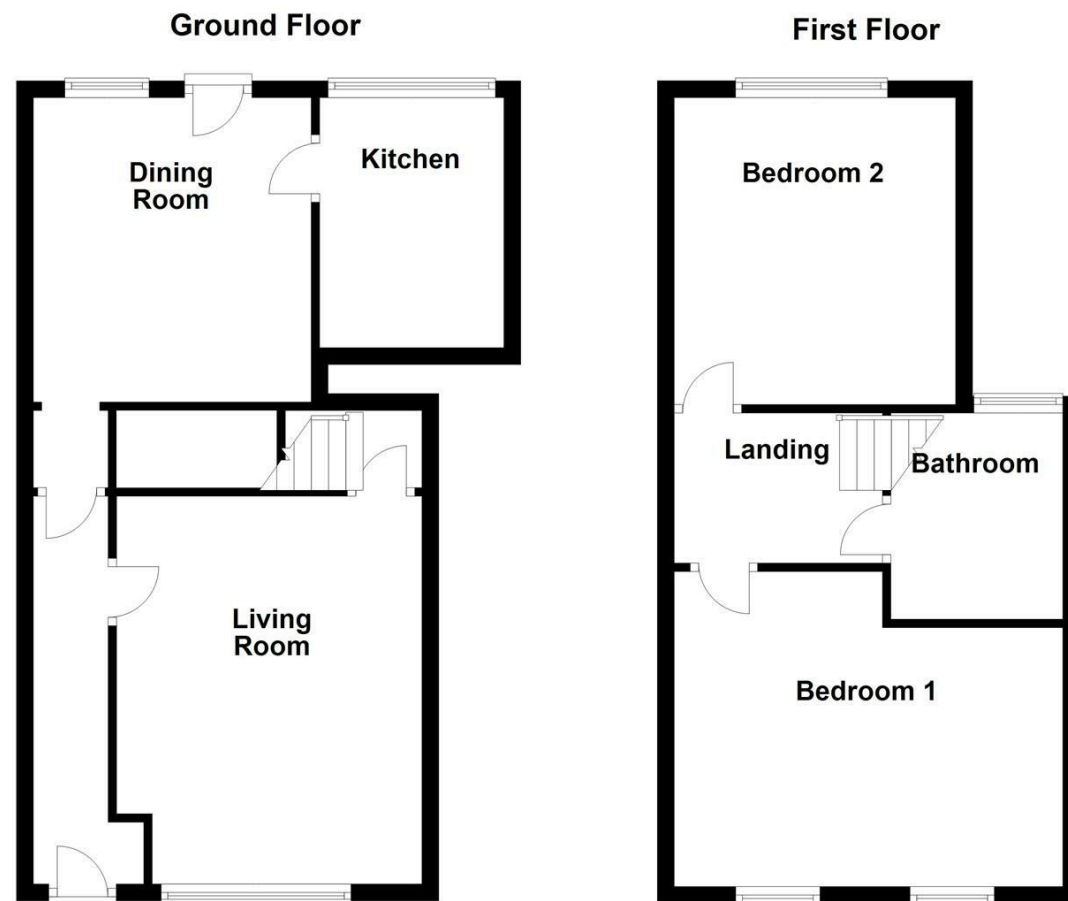


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NORMANTON | PONTEFRACT & CASTLEFORD  
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### 191 Station Road, Ossett, WF5 0LB

For Sale Freehold £179,950

Situated close to Ossett town centre is this spacious and well presented two bedroom semi detached property benefitting from two reception rooms and rear parking.

The property briefly comprises of the entrance hall, living room, dining room and kitchen with storage cellar. To the first floor landing there are two large bedrooms and family bathroom/w.c. Outside there are low maintenance gardens to the front and rear with flagged patio and off street parking to the rear.

Ideally located between Ossett and Horbury the property is well placed for local amenities including local schools. Main bus routes run to and from Wakefield city centre and the national motorway network is only short drive away.

Ready to move into, this property would make a fantastic home and a 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

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\*

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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

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#### PROPERTY ALERTS

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#### CONVEYANCING

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## ACCOMMODATION

### ENTRANCE HALL

Wood effect laminate flooring, central heating radiator and access to the living room, cellar and dining room.

### LIVING ROOM

14'11" x 11'8" [4.57m x 3.58m]

UPVC double glazed window to the front elevation, central heating radiator and feature open fireplace. Door leading through to the inner hallway.



### HALLWAY

Staircase to the first floor landing.

### DINING ROOM

10'10" x 11'10" [3.32m x 3.63m]

UPVC double glazed window and door to the rear. Central heating radiator, wood effect laminate flooring and built in storage cupboard. Door through to the kitchen.



### KITCHEN

9'8" x 7'1" [2.96m x 2.16m]

UPVC double glazed window to the rear. Fitted kitchen with an array of wall and base units with laminate work tops, integrated electric hob, integrated oven with splash back and cooker hood. Stainless steel sink and drainer, central heating radiator, space for a fridge/freezer and space for a dishwasher. Spotlights to the ceiling.

### FIRST FLOOR LANDING

Access to two bedrooms and family bathroom.

### BEDROOM ONE

14'11" x 12'2" [4.56m x 3.73m]

UPVC double glazed windows to the front elevation, central heating radiator and feature open fireplace.



### BEDROOM TWO

11'11" x 10'11" [3.64m x 3.35m]

UPVC double glazed window to the rear elevation and central heating radiator.



### BATHROOM/W.C.

7'9" x 6'6" [2.38m x 2.00m]

UPVC double glazed frosted window to the rear elevation. Three piece suite comprising wall mounted shower over the bath with a glass shower screen, vanity wash hand basin with mixer tap and low flush w.c. Chrome style ladder radiator and spotlights to the ceiling. The boiler is housed in here.



### OUTSIDE

To the front of the property there is gated entry leading to a low maintenance lawn with bush and tree border. To the rear there is a low maintenance flagged patio with gated entry leading to the rear

off street parking with potential to extend the garden if parking is not necessary.



### 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.