



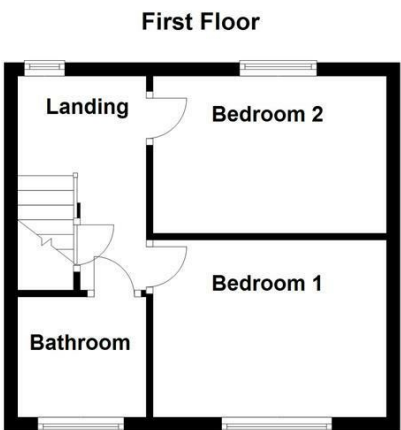
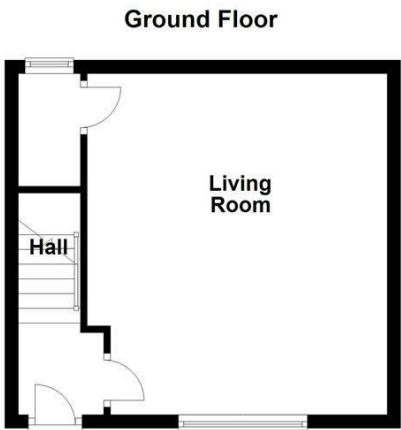
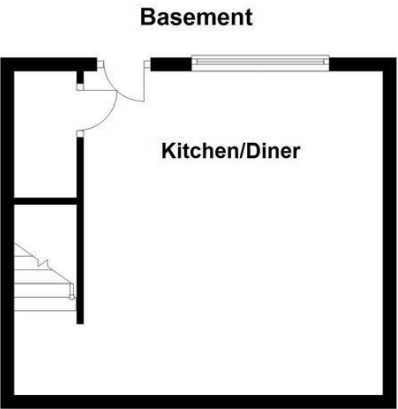
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

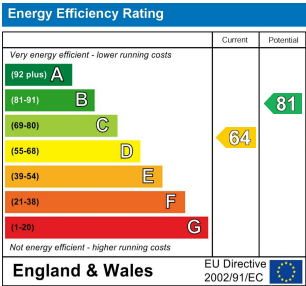


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



49 Healey Road, Ossett, WF5 8LS

For Sale Freehold Guide Price £170,000 - £175,000

Situated close to Ossett town centre is this superbly presented two bedroom mid terrace property benefitting from detached garage and low maintenance front and rear gardens.

The property briefly comprises of the entrance hall, spacious living room with stairs down to the modern kitchen/diner. The first floor landing leads to two bedrooms and family bathroom/w.c. with loft access to the large loft space providing potential to use it as storage. Externally there are low maintenance gardens to the front and rear, detached garage and potential for rear driveway parking if desired.

The property is ideally located for Ossett town centre and all the local shops and amenities it has to offer. The motorway network is only a short distance away, perfect for those looking to commute further afield for work.

Done to a high standard and ready to move into, this property would make a superb first time home and a viewing is highly recommended.



ACCOMMODATION

HALLWAY

Entrance door into the inner hallway. Staircase to the first floor landing and door to the living room.

LIVING ROOM

16'4" x 14'8" [5.00m x 4.48m]

UPVC double glazed window to the front elevation, central heating radiator and wood effect flooring.

Open brick fireplace with log burner, coving to the ceiling and door down to the kitchen.



KITCHEN/DINER

15'10" x 14'7" [4.83m x 4.45m]

Fitted kitchen with an array of wall and base units with laminate work surface over, breakfast bar island, 1 1/2 stainless steel sink and drainer unit, space for a washing machine, integrated fridge, integrated oven with gas hob, stainless steel splash back and cooker hood. Tiled floor, UPVC double glazed window to the rear elevation, stable door to the rear, central heating radiator, built in understairs pantry and space for a dining table and chairs.



FIRST FLOOR LANDING

UPVC double glazed window to the rear and access to two bedrooms and the bathroom. Loft access to the large loft space with potential to use it as storage.

BEDROOM ONE

11'3" x 8'7" [3.44m x 2.62m]

UPVC double glazed window to the front elevation, central heating radiator and wood effect flooring.



BEDROOM TWO

11'8" x 7'4" [3.57m x 2.26m]

UPVC double glazed window to the rear, central heating radiator and wood effect flooring.



BATHROOM/W.C.

6'4" x 5'11" [1.94m x 1.81m]

UPVC double glazed frosted window to the front elevation. Three piece suite comprising wall mounted shower over the bath with hand held shower attachment, vanity wash hand basin and low flush w.c. Chrome style ladder radiator, spotlights to the ceiling and partially tiled walls.



OUTSIDE

To the front of the property is a low maintenance pebbled lawn with bush and shrubbery border. To the rear is a low maintenance flagged patio, corner lawn and detached garage with up and over door. There is potential side access to create off road parking if desired. There is shared access for neighbours through the back of the property to access their own back gardens.



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.