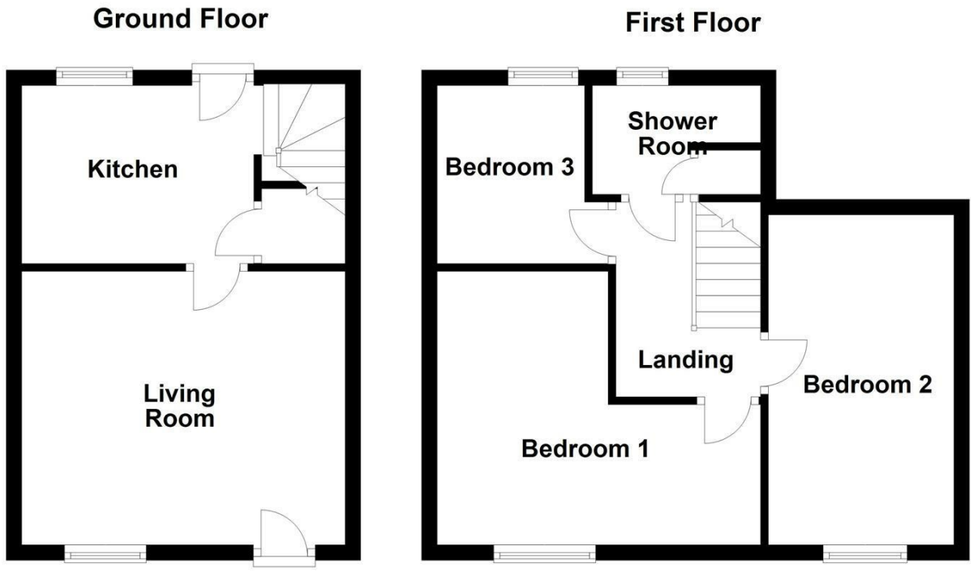
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



# 29 Cross Ryecroft Street, Ossett, WF5 9EP

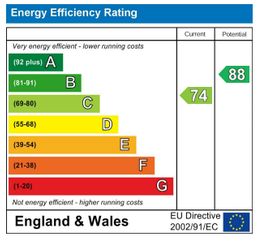
## For Sale Freehold £155,000

Superbly appointed throughout is this attractive three bedroom mid terrace property benefitting from UPVC double glazing and gas central heating.

The property fully comprises of living room, contemporary kitchen, stairs to the first floor lead to three bedrooms and modern fitted shower room/w.c. Outside, low maintenance garden to the front.

The property is well placed to local amenities including shops and good schools with local bus routes nearby. There is good access to the motorway network with the M1 motorway links only a short drive away, perfect for those looking to travel further afield.

Offered for sale with no onward chain, an ideal property for the first time buyer, couple or family looking to gain access onto the property market. A viewing comes 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*

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

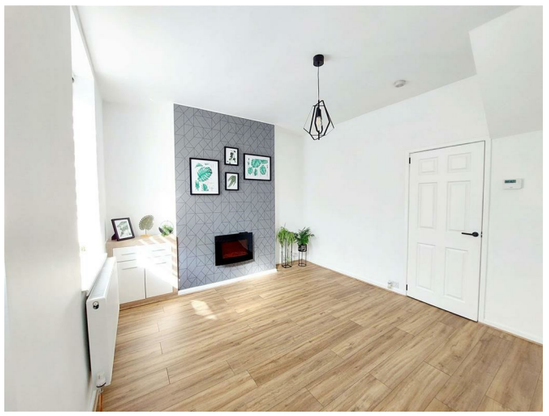
FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

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.

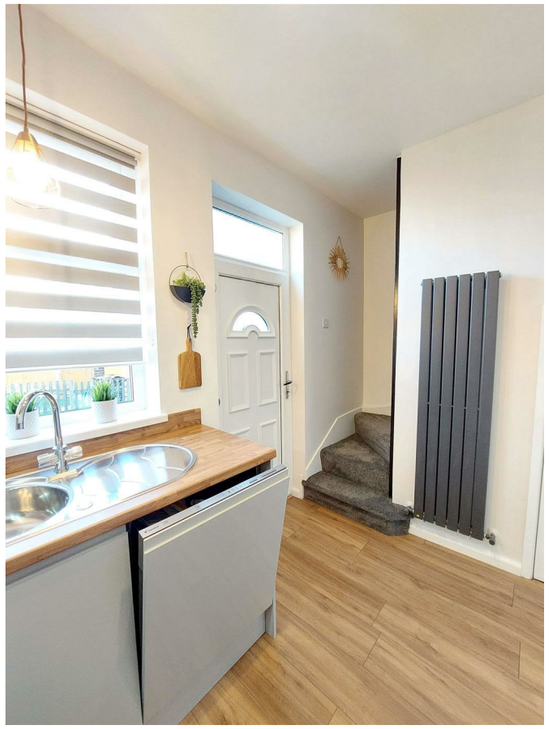
## ACCOMMODATION

### LIVING ROOM
13'8" x 11'6" (4.18m x 3.53m)
UPVC entrance door into the living room. Laminate floor, radiator, UPVC double glazed window to the front, wall mounted electric fire and door into the kitchen.



### KITCHEN
9'10" x 7'6" (3.00m x 2.30m)
Modern fitted kitchen with range of contemporary wall and base units with wood effect laminate work surface over incorporating circular stainless steel sink and drainer with mixer taps, integrated dishwasher, integrated oven and grill, four ring touch screen electric hob and contemporary filter hood above.

UPVC double glazed window and door tot he rear. Contemporary portrait radiator, laminate flooring, stairs to the first floor landing and space for fridge and freezer. Door to understairs storage.



## FIRST FLOOR LANDING

### BEDROOM ONE
13'7" x 11'1" narrowing on entrance to 5'10" (4.15m x 3.39m narrowing on entrance to 1.78m)
UPVC double glazed window to the front and radiator.

### BEDROOM TWO
14'0" x 7'9" (4.27m x 2.38m)
UPVC double glazed window to the rear and radiator.

### BEDROOM THREE
7'11" x 5'5" plus window (2.42m x 1.67m plus window)
UPVC double glazed walk in window to the front and radiator.

### SHOWER ROOM/W.C.
7'1" x 5'3" (2.18m x 1.61m)
Low flush w.c., wash basin over vanity drawers, UPVC double glazed frosted window to the rear, contemporary tiled radiator, laminate floor, fully tiled shower cubicle with mixer shower and folding door.

### OUTSIDE
To the front is a low maintenance small garden. Please be advised there is no garden to the rear only shared access to the rear of the property.

### PLEASE NOTE

### 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.