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

24 Field Lane, Ossett, WF5 9DZ

For Sale Freehold £140,000

Close to Ossett town centre is this two bedroom semi detached property benefiting from driveway parking, double glazing and enclosed rear garden.

The accommodation briefly comprises entrance, living room, kitchen, first floor landing, two bedrooms and bathroom/w.c. Outside there are low maintenance gardens to the front and rear with driveway parking for one car.

Within walking distance of Ossett town centre and all local shops and amenities it has to offer including schools. It is also on good bus routes and for those looking to commute further afield for work the nearby M1 motorway is within easy distance.

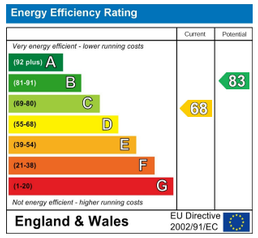
Could make a superb first time home for someone as well as being in a god location and an early viewing is highly recommended.

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*

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

HALLWAY
Front UPVC door. Staircase leading to the first floor landing, access through to the living room and kitchen.

LIVING ROOM
14'2" x 14'0" (4.32m x 4.27m)
UPVC double glazed window to the front, central heating radiator.

KITCHEN
14'3" x 7'1" (4.35m x 2.17m)
UPVC double glazed windows to the front and rear elevation, central heating radiator. Fitted kitchen with an array of wall and base units, 1 1/2 sink and drainer unit, integrated electric oven and hob, space for fridge freezer, space for a washing machine.

REAR PORCH
Central heating radiator, built in storage cupboard, door to the rear garden.

FIRST FLOOR LANDING
Central heating radiator, access to two bedrooms and bathroom/w.c.

BEDROOM ONE
14'11" max x 8'9" (4.57m max x 2.67m)
Fitted wardrobes, UPVC double glazed window to the front, central heating radiator, storage to one side.

BATHROOM/W.C.
12'2" x 4'11" (3.73m x 1.50m)
Frosted UPVC double glazed window to the rear. Corner bath, wash hand basin with hot and cold tap, w.c., central heating radiator, tiled walls.

BEDROOM TWO
14'2" x 10'2" max (4.34m x 3.12m max)
UPVC double glazed windows to the front and rear elevation, central heating radiator.

OUTSIDE
To the front of the property there is driveway parking with low maintenance garden to the side. To the rear there is a lawned garden with soiled border of bush and shrubbery, space for a storage shed and wood fence surround.

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.