Richard Kendall Estate Agent

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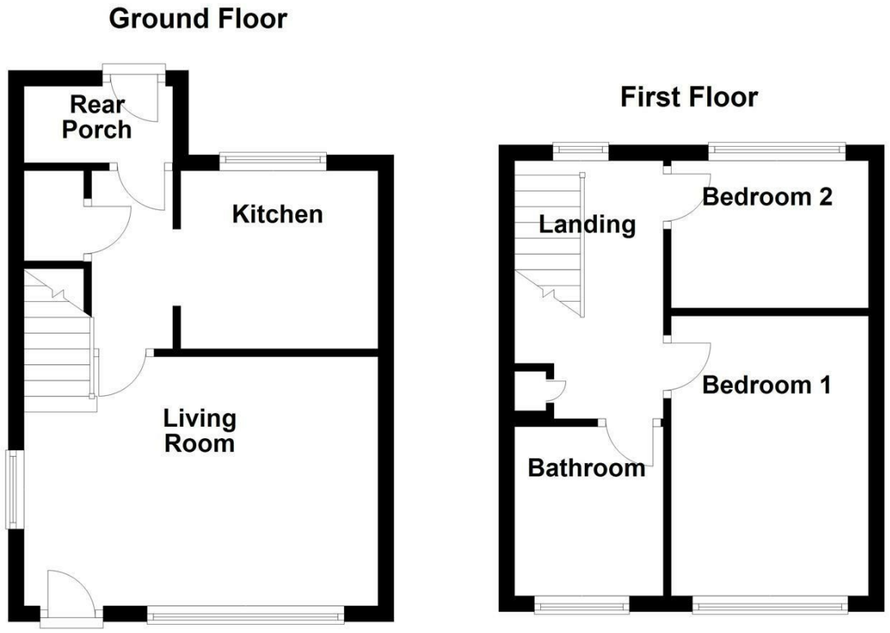
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



# 1 Millfields, Ossett, WF5 8HE

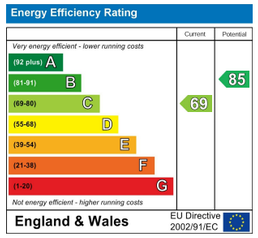
## For Sale Freehold £180,000

Situated within walking distance of bus stops and Ossett town centre is this superbly presented two bedroom end terrace property benefitting from modern bathroom and attractive side and rear gardens

The property briefly comprises of living room, inner hallway leading to the kitchen, storage cupboard and rear porch. The first floor landing provides access to two bedrooms and the house bathroom/w.c. Externally the property sits on a corner plot boasting side and rear gardens with flagged patio seating with rear gated entry.

The property is ideally located for all local shops and amenities including Ossett's twice weekly market. The motorway network is only a short drive away, perfect for those looking to commute further afield.

Having recently undergone modifications including soffits and fascia's, as well as a newly installed boiler. The property is ready to move into and would make a fantastic first time home.




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

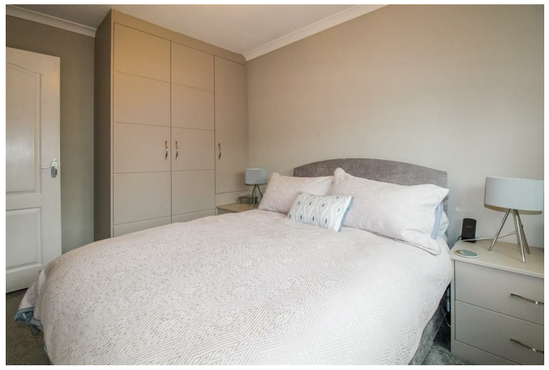
### LIVING ROOM
14'7" x 10'4" (4.46m x 3.17m)
Composite front entrance door, UPVC double glazed box window to the front with further side window, two central heating radiators and feature fireplace with wood surround. Door to the inner hallway.

### INNER HALLWAY
Access to the kitchen, built in storage cupboard and rear porch. Central heating radiator.

### KITCHEN
8'2" x 7'4" (2.5m x 2.26m)
Fitted kitchen with an array of wall and base units with black laminate work tops, integrated oven and hob with cooker hood, stainless steel sink and drainer unit, space for a washing machine and fridge/freezer. Partially tiled walls and UPVC double glazed window to the rear elevation.

### FIRST FLOOR LANDING
Access to two bedrooms and the bathroom. UPVC double glazed window to the rear, built in storage over the stairs, loft hatch for loft access and central heating radiator.

### BEDROOM ONE
11'7" x 8'3" (3.54m x 2.54m)
UPVC double glazed window to the front elevation, central heating radiator and fitted wardrobes.



### BEDROOM TWO
8'4" x 6'5" (2.55m x 1.96m)
UPVC double glazed window to the rear elevation and central heating radiator.

### BATHROOM/W.C.
7'2" x 5'10" (2.19m x 1.80m)
UPVC double glazed frosted window to the front elevation. Three piece suite comprising wall mounted shower over the bath suite, vanity wash hand basin with mixer tap and low flush w.c. Chrome style ladder radiator and spotlights to the ceiling.

### OUTSIDE
To the rear of the property is a flagged patio seating area leading to a side lawn with bush and shrubbery border. There is a further patio seating area to the rear and side gated entry leads to the rear.

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

### 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.