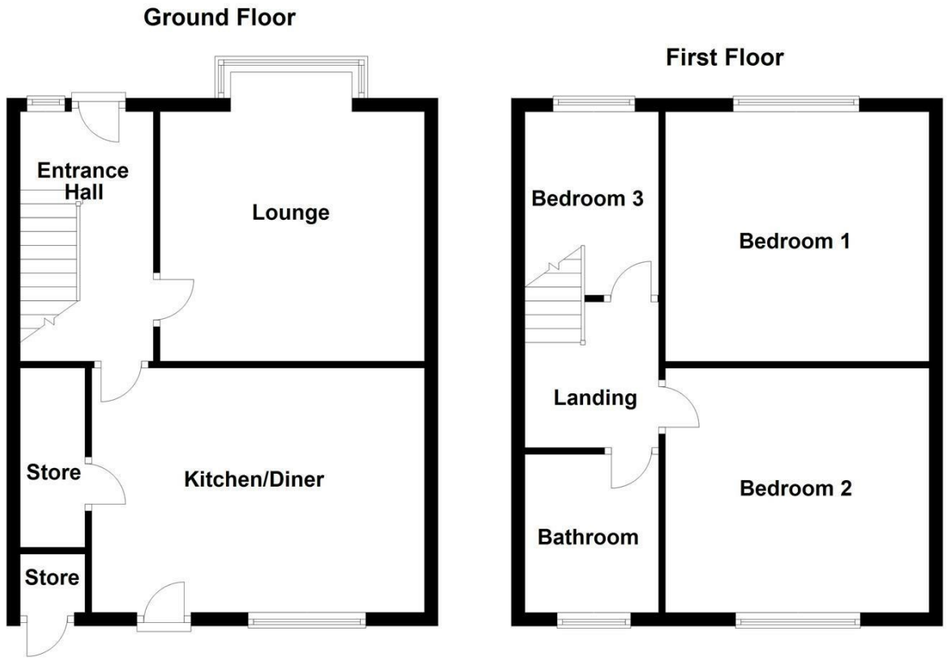
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



41 Storrs Hill Road, Ossett, WF5 0DQ

For Sale Freehold £170,000

Situated in a popular part of Ossett is this three bedroom mature mid terrace property in need of cosmetic updating however huge potential benefitting from UPVC double glazing and gas central heating.

The property fully comprises of entrance hall, lounge and kitchen/diner. Stairs to the first floor lead to three bedrooms (two of which are doubles) and main house bathroom/w.c. Outside a low maintenance pebbled garden to the front and low maintenance garden to the rear.

The property is well placed to local amenities including shops and good schools with local bus routes nearby. Ossett benefits from a twice weekly market and good access to the motorway network.

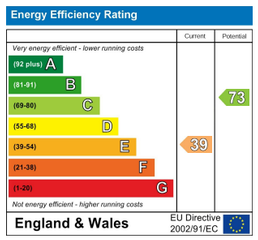
Offered for sale with no chain and vacant possession, an ideal property for the first time buyer, couple or family looking to gain access to the property market and put their own stamp on.

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

ENTRANCE HALL
UPVC entrance door with UPVC double glazed frosted window, radiator, stairs to the first floor, doors to lounge and kitchen diner.

LOUNGE
12'11" x 12'0" plus bay window (3.95m x 3.66m plus bay window)
UPVC double glazed window to the front, radiator, gas fire within a stone surround.

KITCHEN
11'10" x 15'8" (3.61m x 4.80m)
A range of wall and base units with work surface over incorporating stainless-steel sink and drainer with mixer tap, integrated oven and grill with four ring gas hob and pull out filter hood above, wall mounted boiler, UPVC double glazed window to the rear, UPVC stable door to the rear, radiator, space for fridge and freezer, door to the store room.

FIRST FLOOR LANDING
Doors to three bedrooms and bathroom/w.c.

BEDROOM ONE
11'9" x 12'0" (3.59m x 3.66m)
Radiator, UPVC double glazed window to the front.

BEDROOM TWO
11'9" x 12'4" max x 10'8" min (3.60m x 3.78m max x 3.27m min)
UPVC double glazed window to the rear, radiator and airing cupboard.

BEDROOM THREE
8'8" x 6'6" (2.65m x 2m)
UPVC double glazed window to the front and radiator.
Large bulkhead

BATHROOM/W.C
6'0" x 8'6" (1.85m x 2.60m)
Low flush w.c., pedestal wash basin, corner panelled bath, shower cubicle with electric shower, tiled walls and floor, radiator, loft access, UPVC double glazed frosted window to the rear and spotlights to the ceiling.

OUTSIDE
To the front there is a low maintenance pebbled garden.
To the rear there is low maintenance flagged garden.

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

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.