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

30 Intake Lane, Ossett, WF5 0RG

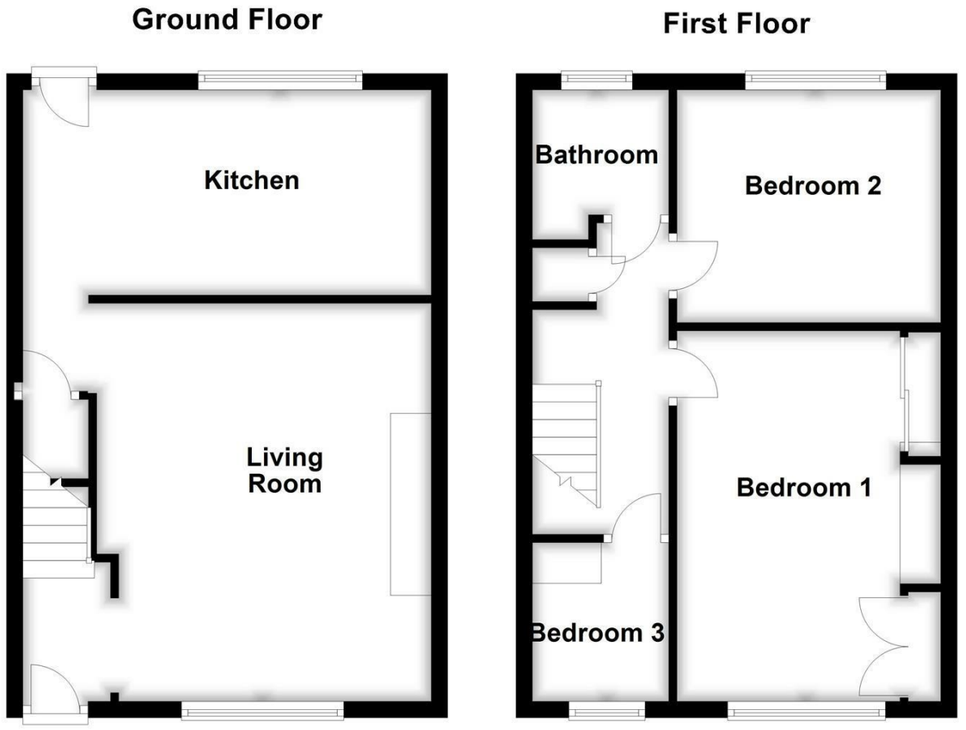
For Sale Freehold £150,000

Situated in the heart of Ossett is this deceptively spacious three bedroom mid terrace property ideally placed for all the local amenities Ossett has to offer.

The accommodation briefly comprises of the entrance hall, spacious lounge and dining kitchen to the ground floor. To the first floor are three bedrooms and the house bathroom/w.c. Externally the property benefits from off street parking to the front and lawned garden. Whilst to the rear is a low maintenance courtyard style garden.

The property is presented with no onward chain and although requiring modernisation, this property provides excellent potential for further development.

Ossett itself plays host to a range of amenities including shops, eateries sand well regarded local schooling. There are good transport links on hand including easy access to the M1 motorway network and being a short drive into the centre.

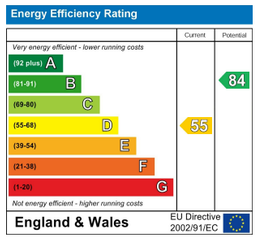


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

LIVING ROOM
14'10" x 14'5" (max) (4.54m x 4.40m (max))
UPVC double glazed window to the front, feature fireplace with gas fire inset, coving to the ceiling, double central heating radiator and door leading through to the kitchen.

KITCHEN
16'1" x 8'0" plus recess (4.92m x 2.45m plus recess)
Fitted kitchen with a range of wall and base units with complementary work surface over incorporating stainless steel sink and drainer, in built electric oven, four ring gas hob with tiled splash back, central heating radiator, vinyl flooring, UPVC double glazed window and door to the rear. Useful understairs storage cupboard.

FIRST FLOOR LANDING
Doors to three bedrooms and the house bathroom. Storage cupboard housing the combination central heating boiler.

BEDROOM ONE
14'11" x 10'2" (4.55m x 3.10m)
UPVC double glazed window to the front, carpeted flooring, useful in built bedroom storage, wall lighting and double central heating radiator.

BEDROOM TWO
9'9" x 7'11" (2.98m x 2.43m)
UPVC double glazed window to the rear, central heating radiator, sink with in built mirror, storage over and shaving point,

BEDROOM THREE
7'8" x 6'9" includig bulkhead (2.35m x 2.07m includig bulkhead)
UPVC double glazed window to the front and small loft hatch.

BATHROOM/W.C.
6'3" x 5'0" (1.92m x 1.54m)
Three piece suite comprising panelled bath with electric shower over, pedestal wash basin and low flush w.c. UPVC double glazed frosted window to the rear, part tiled walls and vinyl flooring.

OUTSIDE
To the front of the property is a driveway providing off street parking and lawned garden. To the rear is an enclosed low maintenance courtyard style garden.

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

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.