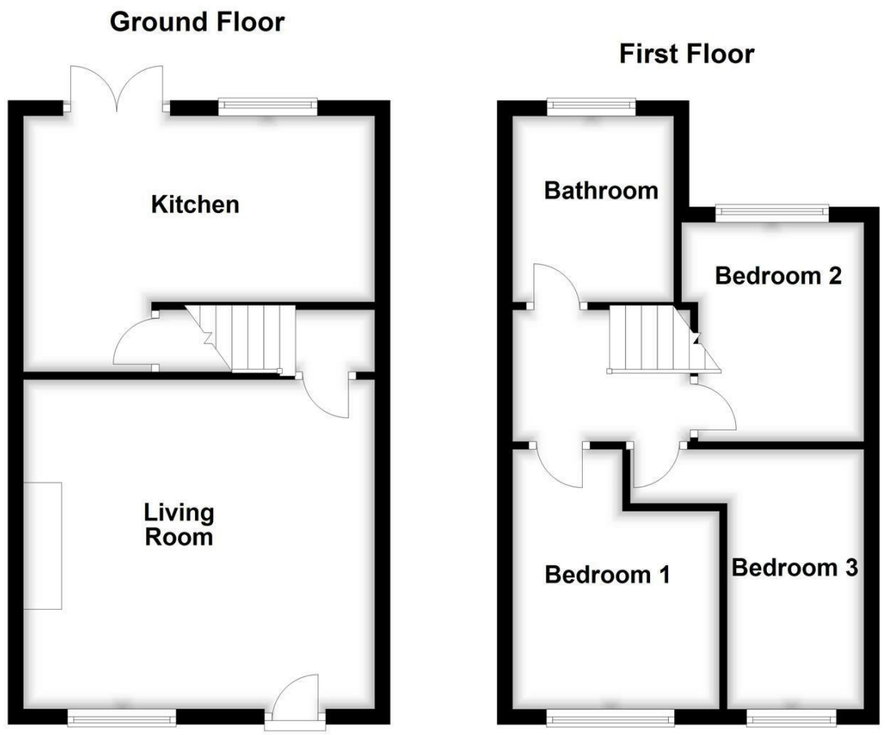
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



35 Broomcroft Road, Ossett, WF5 8LH

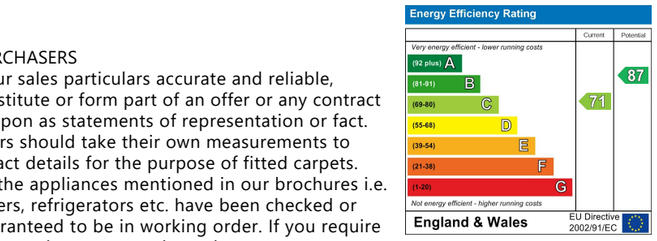
For Sale Freehold £178,995

This attractive three bedroom brick built terrace property is situated in the heart of Ossett, conveniently situated for easy access to all the local amenities on offer.

The accommodation briefly comprises of the spacious living room and modern dining kitchen to the ground floor. The first floor landing leads to three well proportioned bedrooms and the house bathroom/w.c. Externally the property benefits from front and rear low maintenance gardens.

The property is presented to a move in condition and would make the perfect first time home as well as appealing to the professional couple or those downsizing. The property has been maintained to an exceptional standard and is sure to be popular so an early viewing is advised.

Ossett plays host to a range of amenities including shops, eateries and well regarded local schools, as well as being a short drive from the M1 motorway network for those wishing to commute and in addition, being a short distance from Wakefield city centre itself.



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.

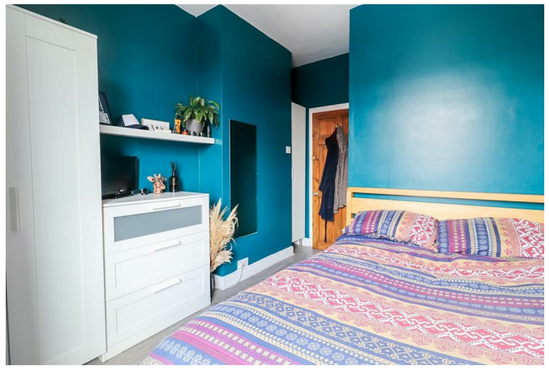
ACCOMMODATION

LIVING ROOM
14'11" (max) x 14'2" (4.56m (max) x 4.34m)
Composite glazed front entrance door, UPVC double glazed window to the front, quality wood effect laminate flooring, double central heating radiator and door leading through to the inner stairwell. Door to the dining kitchen.

KITCHEN
10'11" (max) x 14'5" (max) (3.35m (max) x 4.40m (max))
Quality fitted kitchen offering a range of wall and base units with quartz work surface over incorporating 1 1/2 ceramic sink and drainer with chrome swan neck mixer tap, integrated double gas oven with microwave, integrated 70/30 fridge/freezer, integrated washing machine and four ring gas hob with stainless steel extractor hood over. Tiled splash backs, UPVC double glazed window to the rear, quality wood effect flooring, double central heating radiator and useful understairs storage cupboard. UPVC double glazed French doors leading out to the rear garden.

FIRST FLOOR LANDING
Doors to three bedrooms and the house bathroom. Loft hatch providing access to an insulated and partially boarded loft.

BEDROOM ONE
9'4" (max) x 11'7" (max) (2.86m (max) x 3.54m (max))
UPVC double glazed window to the front, double central heating radiator and quality wood effect flooring.



BEDROOM TWO
7'9" (max) x 9'9" (max) (2.38m (max) x 2.98m (max))
UPVC double glazed window to the rear, double central heating radiator and quality wood effect flooring.

BEDROOM THREE
11'6" x 5'4" plus recess (3.53m x 1.65m plus recess)
UPVC double glazed window to the front, double central heating radiator and quality wood effect flooring.

BATHROOM/W.C.
7'10" x 6'2" (2.39m x 1.89m)
White three piece suite comprising P-shaped panelled bath with shower and glazed screen door, pedestal wash basin with chrome mixer tap and low flush w.c. Fully tiled walls, waterproof laminate flooring, chrome heated towel rail and UPVC double glazed frosted window to the rear.

OUTSIDE
To the front of the property is a small low maintenance gravelled buffer garden. To the rear is an enclosed garden offering a good degree of privacy, paved for low maintenance with fence boundaries.

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 Normanton 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.