Richard Kendall Estate Agent

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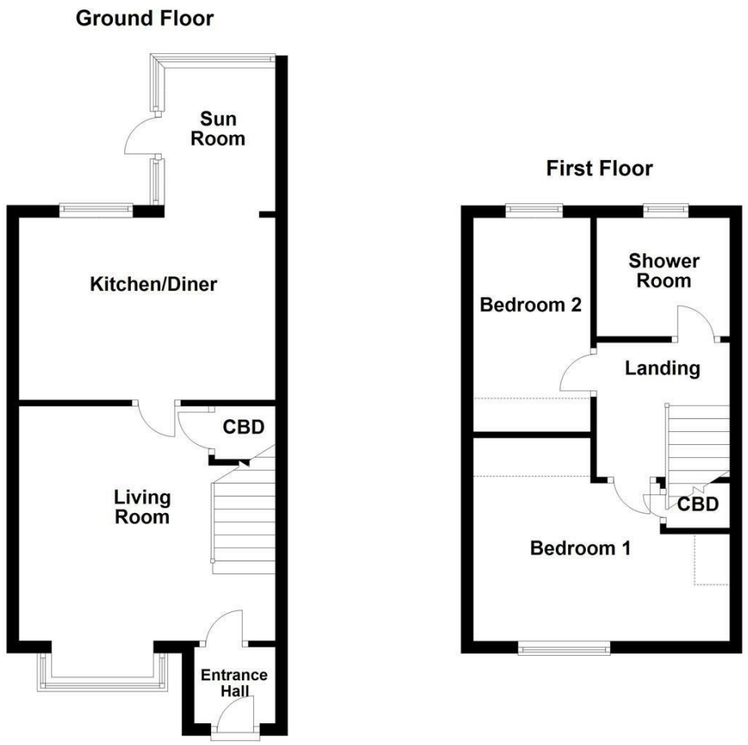
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



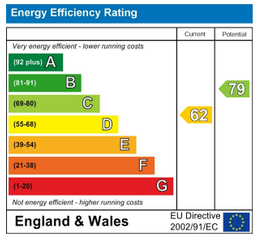
2 Turn O'the Nook, Ossett, WF5 8HA

For Sale Freehold Offers In The Region Of £175,000

Nestled into this cul-de-sac location in the sought after town of Ossett is this two bedroom semi detached home with well proportioned rooms, off road parking and stunning views to the rear.

The accommodation briefly comprises of entrance hall, living room providing access to the first floor landing, kitchen diner and sun room. To the first floor landing there is loft access, two bedrooms and the house shower room/w.c. Both bedrooms have fitted wardrobes. To the front of the property the garden is laid to lawn with planted features and borders. A block paved driveway provides off road parking and leads to the single detached garage with up and over door. To the rear, the garden is laid to lawn with planted features, paved and pebbled patio area ideal for outdoor dining and entertaining, fully enclosed and with stunning views.

This property would make an ideal purchase for a range of buyers looking to settle in the Ossett are and is aptly placed for local amenities and also transport links. Only a full internal inspection will show what the property has to offer and an early viewing comes highly advised to avoid disappointment.



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 www.mortgagesolutionsofwakefield.co.uk
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 339572,
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
4'4" x 4'1" (1.33m x 1.25m)
UPVC stained glass double glazed front door leading into the entrance hall. Central heating radiator, door into the living room with frosted stained glass window looking into the living room.

LIVING ROOM
13'9" x 12'7" (4.2m x 3.84m)
Staircase providing access to the first floor landing, UPVC double glazed box window to the front, central heating radiator, door to the understairs storage cupboard, door to the kitchen diner, gas fireplace with marble hearth and surround with wooden mantle.

KITCHEN DINER
9'9" x 12'6" (2.98m x 3.83m)
UPVC double glazed window to the rear, opening into the sun room, central heating radiator, Vaillant boiler. A range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, tiled splashback, four ring gas hob with extractor hood over, integrated double oven, space and plumbing for a washing machine, space and plumbing for a fridge freezer.

SUN ROOM
5'11" x 7'8" (1.81m x 2.36m)
Timber framed double glazed door to the rear garden, storage heater.

FIRST FLOOR LANDING
Access to the bedrooms and the house shower room/w.c. Loft access.

BEDROOM ONE
12'6" x 10'3" max x 3'6" min (3.83m x 3.14m max x 1.07m min)
UPVC double glazed window to the front, central heating radiator, overstairs cupboard, fitted wardrobes with partially mirrored doors.

BEDROOM TWO
9'5" x 6'3" (2.88m x 1.92m)
UPVC double glazed window to the rear, central heating radiator, fitted wardrobe with partially mirrored doors.

HOUSE SHOWER ROOM/W.C.
6'4" x 5'10" (1.94m x 1.78m)
Frosted UPVC double glazed window to the rear, chrome ladder central heating radiator, low flush w.c., wall mounted wash basin, shower cubicle with shower head attachment and shower screen, LED spotlighting to the ceiling. Fully tiled.

OUTSIDE
The garden is laid to lawn with planted features and borders, pebbled borders and a block paved driveway provides off road parking for one vehicles. Paved pathway to the front entrance door. The driveway leads up to the single detached garage with manual up and over door. The rear garden is mainly laid to lawn with planted borders and features. Small paved patio area perfect for outdoor dining and entertaining, fully enclosed by hedging, timber fencing and walls with stunning views to the rear.

PLEASE NOTE
The property was underpinned in 2012 due to neighbouring trees which have since been removed. Further details upon request.

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.