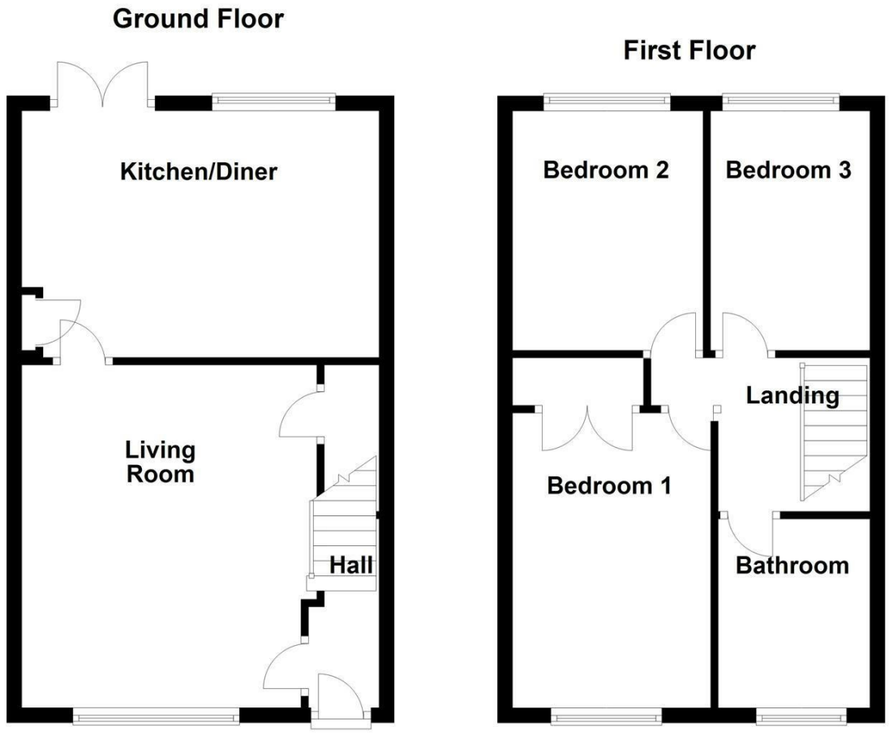
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



24 Cross Ryecroft Street, Ossett, WF5 9EP

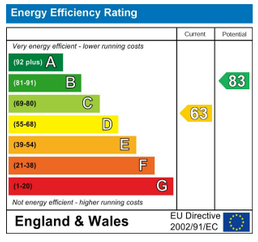
For Sale Freehold Offers Over £185,000

Situated in Ossett is this well presented three bedroom end terrace property benefiting from spacious kitchen/diner and enclosed rear garden.

The property briefly comprises of the entrance hall, living room with access down the storage cellar and kitchen/diner. The first floor landing leads to three bedrooms and family bathroom/w.c. Externally there is a low maintenance yard to the front and side gate leading to the rear garden is laid to lawn with flagged patio seating.

The property is ideally located for all local shops and amenities including local schools. The motorway network is only a short drive away for those looking to commute further afield.

Done to a high standard and ready to move into, this property would make a fantastic home and a viewing is highly recommended.



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
Entrance door, central heating radiator, door to the living room and staircase leading to the first floor landing.

LIVING ROOM
15'1" x 13'6" (4.61m x 4.13m)
UPVC double glazed window to the front elevation and central heating radiator. Feature fireplace with surround and door to the kitchen/diner. Access down to the storage cellar which is tanked and used for storage.

KITCHEN/DINER
15'3" x 10'6" (4.67m x 3.22m)
UPVC double glazed window and French doors to the rear elevation. Fitted kitchen with an array of wooden wall and base units with wood effect laminate work tops, stainless steel sink and drainer unit with mixer tap, integrated gas hob, integrated oven with cooker hood. Space for a fridge/freezer, space for a washing machine, spotlights to the ceiling, built in storage cupboard and central heating radiator.

FIRST FLOOR LANDING
Central heating radiator and access to three bedrooms and family bathroom.

BEDROOM ONE
14'4" (max) x 10'11" (4.38m (max) x 3.34m)
Fitted wardrobes with mirrored doors to one side, UPVC double glazed windows to the front elevation and central heating radiators.

BEDROOM TWO
10'5" x 8'3" (3.2m x 2.54m)
UPVC double glazed window to the rear elevation and central heating radiator.

BEDROOM THREE
6'6" x 10'5" (1.99m x 3.19m)
UPVC double glazed window to the rear elevation and central heating radiator.

BATHROOM/W.C.
8'1" x 6'8" (2.47m x 2.05m)
UPVC double glazed frosted window to the front elevation. Three piece suite comprising wall mounted electric shower over the bath with glass screen, wash hand basin with tiled splash back and low flush w.c. Central heating radiator, built in storage over the bulkhead and partially tiled walls.

OUTSIDE
There is a low maintenance yard to the front and on street parking to the front and side of the property. To the rear is a lawned garden with corner flagged patio seating area and second flagged patio with space for a storage shed.

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 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.