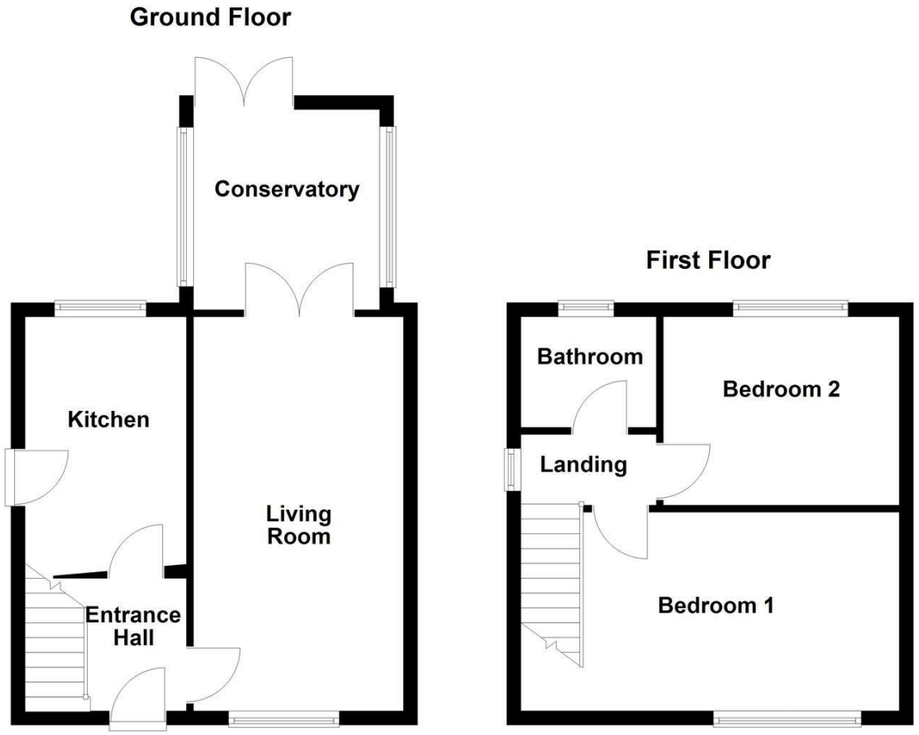
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



227 Station Road, Ossett, WF5 0LB

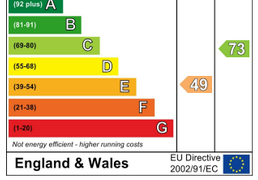
For Sale Freehold £190,000

Proudly introduced to the market is this two bedroom end terrace property, situated in the sought after location of Ossett. Offering two double bedrooms, a conservatory, off street parking and a low maintenance garden, this home is perfect for first time buyers or young families and is offered with no onward chain and vacant possession.

The accommodation briefly comprises entrance hall with stairs to the first floor, a spacious living room with access to the conservatory and a kitchen fitted with a range of wall and base units, with space and plumbing for appliances. The conservatory opens directly onto the rear garden. To the first floor, the landing provides access to the loft space, two generously sized double bedrooms and the house bathroom. Externally, the property benefits from a block paved driveway providing off street parking for one/two vehicles. To the rear is an enclosed, low maintenance east facing garden, complete with a brick built outbuilding, ideal for storage.

The property is ideally located within walking distance of Ossett town centre, offering a wide range of local amenities, schools, and excellent transport links, including the M1 motorway for those commuting further afield.

This property presents excellent potential to modernise an early viewing is highly recommended to appreciate the accommodation on offer.



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, staircase to the first floor landing, laminate flooring, central heating radiator and doors to the living room and kitchen.

KITCHEN
7'5" x 11'5" (2.28m x 3.50m)
Range of wall and base units with laminate work surfaces, stainless steel sink with mixer tap and drainer. Double glazed UPVC window to the rear elevation, space and plumbing for cooker, washing machine, and fridge/freezer. UPVC side door provides access to the garden, laminate flooring, central heating radiator and understairs storage.

LIVING ROOM
9'9" x 18'4" (2.99m x 5.59m)
Double glazed UPVC window to the front elevation, central heating radiator, laminate flooring and UPVC patio doors leading into the conservatory.

CONSERVATORY
9'4" x 8'7" (2.87m x 2.64m)
Tiled flooring and UPVC patio doors opening out to the rear garden.

FIRST FLOOR LANDING
Central heating radiator, double glazed UPVC window to the side elevation, loft access, carpet flooring and doors to bedrooms and house bathroom.

BEDROOM ONE
14'6" x 8'4" (4.42m x 2.55m)
Laminate flooring, double glazed UPVC window to the front elevation, fitted wardrobes and over stairs storage.

BEDROOM TWO
9'3" x 11'6" (2.83m x 3.53m)
Laminate flooring, double glazed UPVC window to the rear elevation.

BATHROOM/W.C.
6'0" x 5'2" (1.83m x 1.58m)
Linoleum flooring, low flush w.c., pedestal wash basin with hot and cold taps, frosted UPVC window to the rear elevation, and a panelled bath with shower attachment. Fully tiled walls from floor to ceiling.

OUTSIDE
To the front is a block paved driveway providing off street parking for two cars with a flagged stairway leading down to a front patio. Cast iron gates provide additional access to the side elevation, leading through to the rear garden. To the rear is a low maintenance space with flagged patio areas, brick built outbuilding and enclosed with timber post fencing.

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.