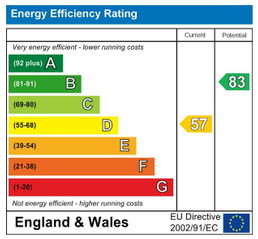

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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 or 07776458351,
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Alternatively email vince@mortgagesolutionsofwakefield.co.uk or chris@mortgagesolutionsofwakefield.co.uk

*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.

Richard Kendall Estate Agent

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40 Ryecroft Street, Ossett, WF5 9EL

For Sale Freehold Offers In The Region Of £210,000

Situated in the sought after town of Ossett is this deceptively spacious three bedroom mid terraced home benefitting from loft extension and enclosed rear garden, ideal for the growing family.

The property briefly comprises of entrance hall, living room, kitchen/diner, with utility room off and access down to the cellar. To the first floor landing there are two bedrooms and family bathroom/w.c. Bedroom one is located on the second floor benefitting from en suite facilities.

Situated close to Ossett town centre the property is ideally located for all local shops as well as being a short drive away from the M1 motorway for those wishing to commute further afield.

This well presented home would be suitable for the growing family, only a full internal inspection will reveal all that's on offer at this quality home and an early viewing is highly advised to avoid any disappointment.

ACCOMMODATION

ENTRANCE HALL
Stairs to the first floor landing, coving to the ceiling, central heating radiator and door into the living room.

LIVING ROOM
14'9" x 10'11" (max) x 9'11" (min) (4.5m x 3.35m (max) x 3.03m (min))
Central heating radiator, UPVC double glazed window to the front, coving to the ceiling and set of double doors leading to the kitchen/diner. Open fire with tiled hearth, surround and wooden mantle.

KITCHEN/DINER
13'10" x 14'1" (4.22m x 4.31m)
Range of wall and base units with laminate work surface over incorporating ceramic sink and drainer with stainless steel mixer tap, integrated oven with four ring gas hob, space and plumbing for a fridge/freezer and integrated under counter dishwasher. LED ceiling spotlights, door leading to the utility room and door down to the cellar. UPVC double glazed window to the rear and central heating radiator.

UTILITY ROOM
8'9" x 5'10" (2.69m x 1.8m)
Range of wall and base units with laminate work surface over, space and plumbing for an under counter washing machine and dryer. UPVC double glazed window and UPVC double glazed frosted door to the rear garden. Central heating radiator and LED ceiling spotlights.

CELLAR
Power and light within. Could be used for a variety of storage purposes, currently used as an entertainment room.

FIRST FLOOR LANDING
Central heating radiator. Doors providing access to two bedrooms, family bathroom/w.c. and stairs to bedroom one on the second floor.

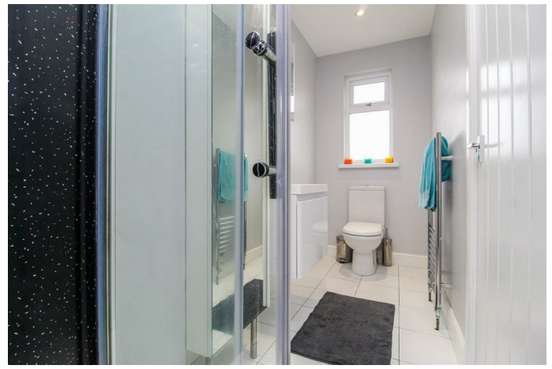
BEDROOM TWO
11'7" x 13'11" (max) x 9'10" (min) (3.55m x 4.25m (max) x 3.02m (min))
Central heating radiator and two UPVC double glazed windows to the front. Door leading to understairs storage cupboard.

BEDROOM THREE
14'2" x 10'7" (max) x 5'7" (min) (4.32m x 3.24m (max) x 1.72m (min))
Central heating radiator, decorative fireplace and UPVC double glazed window to the rear.

BATHROOM/W.C.
6'6" x 7'8" (1.99m x 2.36m)
UPVC double glazed frosted window to the rear, chrome ladder style radiator, low flush w.c., pedestal wash basin with stainless steel taps, bath with stainless steel taps and overhead shower attachment. Partially tiled walls.

BEDROOM ONE
19'1" x 12'4" (max) x 8'7" (min) (5.82m x 3.77m (max) x 2.64m (min))
Central heating radiator, UPVC double glazed window to the rear, LED ceiling spotlights and wardrobes with sliding mirror doors. Door leading to the en suite shower room/w.c.

EN SUITE SHOWER ROOM/W.C.
3'10" x 11'0" (1.17m x 3.36m)
LED ceiling spotlights, chrome ladder style radiator, UPVC double glazed frosted window to the rear, low flush w.c., wall mounted wash basin with stainless steel mixer tap and shower cubicle with overhead shower and glass shower screen.



OUTSIDE
To the front of the property there is a small buffer garden which is predominantly slated with a footpath leading to the front door with walled surround. Whilst to the rear, the garden is laid to lawn with paved patio areas, perfect for outdoor dining and entertaining, enclosed by timber fencing and walled surround with a gate at the rear leading to a shed, but could be used for a potential parking area.

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.