Richard Kendall Estate Agent

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16 Sunnybank Street, Ossett, WF5 8PE

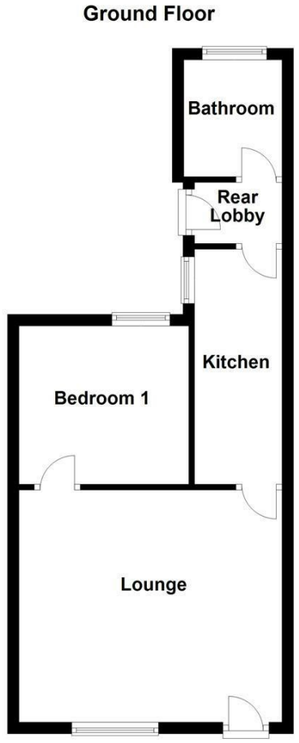
For Sale Freehold £119,950

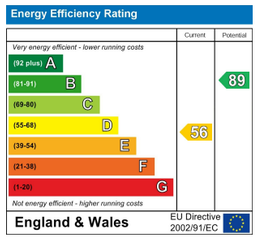
Situated in a tucked away position in Ossett is this one bedroom terraced bungalow, offered for sale with no onward chain and presenting an excellent opportunity for modernisation and improvement.

The property benefits from the majority of UPVC double glazing and gas central heating, and offers accommodation comprising a lounge, bedroom, kitchen, rear lobby and bathroom. Externally, there are gardens to both the front and rear, with on street permit parking available nearby.

The property is well placed for local amenities including shops, schools and regular bus routes, with Ossett town centre and its twice weekly market within easy reach. There is also convenient access to the motorway network for those commuting further afield.

Offered with vacant possession, the property would make an ideal purchase for a first time buyer, investor or those looking to downsize. Viewing is 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

LOUNGE
15'0" x 13'3" (4.59m x 4.04m)
Fitted cupboard space to one side of the chimney breast, central heating radiator, UPVC double glazed window to the front elevation and picture rail. Doors lead through to the kitchen and bedroom one.

BEDROOM ONE
9'0" x 9'6" (2.75m x 2.92m)
Central heating radiator and UPVC double glazed window to the rear elevation.

KITCHEN
13'8" x 5'0" (4.19m x 1.53m)
Fitted with a range of wall and base units with work surfaces over incorporating stainless steel sink and drainer with mixer tap, integrated oven and grill with four ring electric hob, space for fridge and plumbing for washing machine. Tiled splashbacks, wood effect flooring, airing cupboard and loft access. UPVC double glazed window to the rear and door leading through to the rear lobby.

REAR LOBBY
Door leading outside and door through to the bathroom.

BATHROOM/W.C.
5'7" x 6'1" (1.72m x 1.87m)
Fitted with a panelled bath, pedestal wash basin and low flush WC, wood effect flooring, radiator and frosted window to the rear.

OUTSIDE
Externally to the front there is on street permit parking. To the rear is a garden area.

COUNCIL TAX BAND
The council tax band for this property is A.

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.