Richard Kendall Estate Agent

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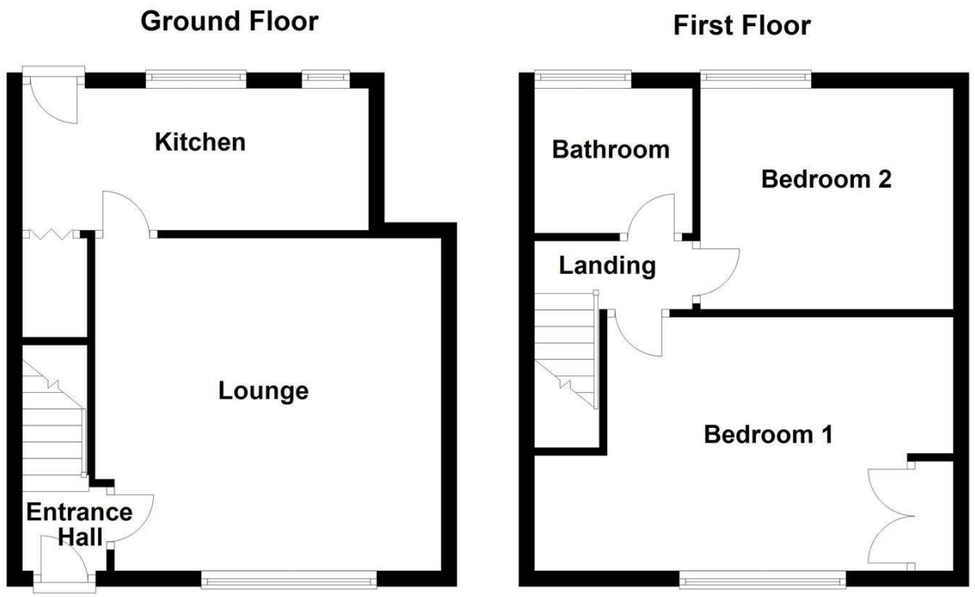


50 Broomcroft Road, Ossett, WF5 8LQ

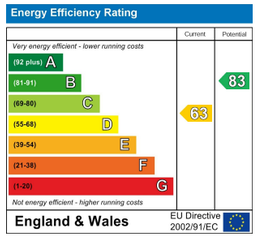
For Sale Freehold £164,950

Situated on Broomcroft Road is this well presented two bedroom end terrace property benefitting from UPVC double glazing and gas central heating radiator.

The accommodation briefly comprises of the entrance hall, lounge and kitchen. The first floor landing leads to two good sized bedrooms and a modern three piece shower room/w.c. Outside to the front is a low maintenance yard and to the rear, a low maintenance south facing garden with patio and decked seating areas.

Located in Ossett, the property is ideally located for all local shops and amenities including Ossetts twice weekly market and only a short drive away from local schools. The M1 motorway is also nearby, perfect for those looking to commute further afield for work.

Ready to move into, this property would make a superb first time 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
3'6" x 3'6" (1.09m x 1.07m)
UPVC double glazed door, central heating radiator, staircase to the first floor landing and door into the lounge.

LOUNGE
14'0" x 13'8" (4.28m x 4.18m)
UPVC double glazed window to the front elevation, living flame effect gas fire with marble hearth and decorative wooden surround. Central heating radiator and door into the kitchen.

KITCHEN
14'6" x 5'11" (4.44m x 1.82m)
UPVC double glazed window and door to the rear elevation, range of wall and base units for storage with black laminate work tops and tiled splash back, stainless steel sink and drainer unit with mixer tap, integrated oven and grill with four ring gas hob, integrated dishwasher, space for a dryer and fridge/freezer. Built in storage cupboard under the stairs.

FIRST FLOOR LANDING
Loft access and access to two bedrooms and the house bathroom.

BEDROOM ONE
14'6" x 10'7" (4.43m x 3.24m)
UPVC double glazed window to the front elevation, central heating radiator, original decorative open fireplace and built in storage cupboard.

BEDROOM TWO
10'9" x 9'4" (3.28m x 2.87m)
UPVC double glazed window to the rear elevation and central heating radiator.

BATHROOM/W.C.
5'10" x 6'6" (1.8m x 1.99m)
UPVC double glazed frosted window to the rear elevation, three piece suite comprising panelled bath with mixer tap and wall mounted shower with glass shower screen, low flush w.c. and wash hand basin with mixer tap and vanity unit. Chrome style ladder radiator.

OUTSIDE
To the front there is a low maintenance yard with concrete pathway leading to the front entrance door. There is a flagged patio seating area to the rear with further decked seating area and low maintenance lawn with space for a shed. The rear garden is south facing and offers great far reaching views of the surrounding countryside.

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.