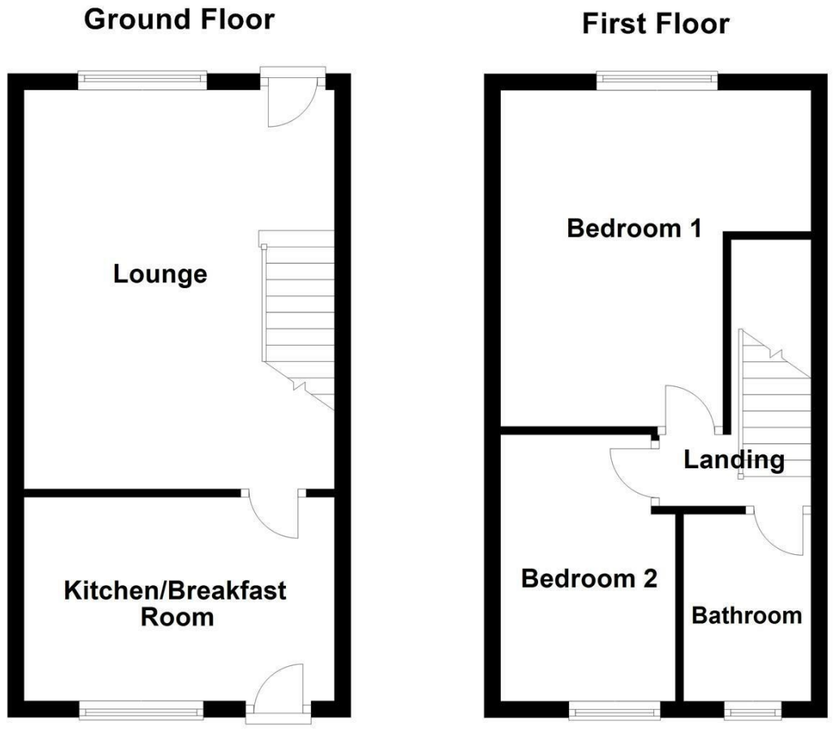

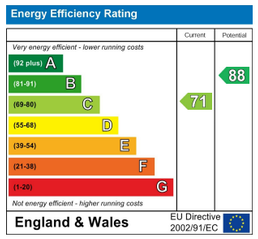

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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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33a High Street, Ossett, WF5 9QS

For Sale Freehold £150,000

Well appointed throughout is this attractive and spacious two double bedroomed mid townhouse benefitting UPVC double glazing and gas central heating.

The property fully comprises of modern fitted kitchen/breakfast room, lounge with stairs to the first floor landing which leads to two double bedrooms and modern house bathroom/w.c. Outside there is a low maintenance garden to the front and lawned garden to the rear incorporating pebbled seating area, as well as a timber framed shed. The property also benefits from an allocated parking space.

Situated in the popular part of Ossett, the property is well placed to local amenities including shops and good schools with local bus routes nearby and great access to the motorway network.

A superb home, ideal for the first time buyer, working couple or family looking to gain access to the property market and a viewing comes highly recommended.

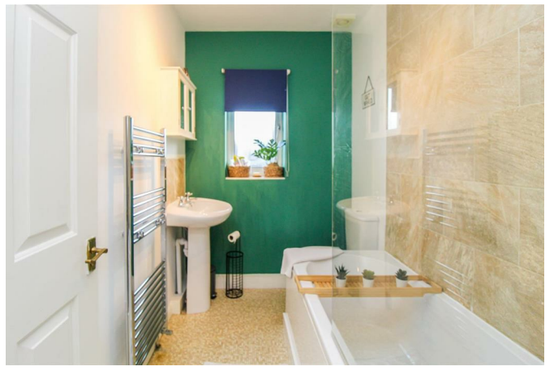
ACCOMMODATION

KITCHEN/BREAKFAST ROOM
8'0" x 12'5" (2.46m x 3.8m)
Range of modern fitted wall and base units with work surface over incorporating 1.5 stainless steel sink and drainer, plumbing for a washing machine, space for a fridge/freezer, four ring gas hob with stainless steel filter hood above, integrated oven and grill. Drawers down the base units, laminate floor, UPVC double glazed window and door to the front, radiator and tiled splash back. Boiler is housed within the kitchen/breakfast room.

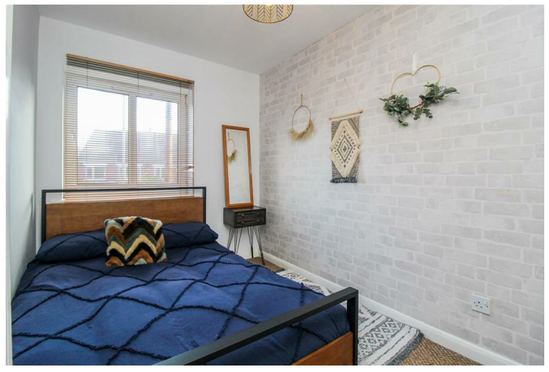
LOUNGE
16'0" x 13'3" (4.9m x 4.06m)
Gas fire on a marble back and wood surround. UPVC double glazed window and UPVC door to the rear. Door to the kitchen/breakfast room and stairs to the first floor landing.

FIRST FLOOR LANDING
Loft access, doors to two bedrooms and bathroom/w.c.

BATHROOM/W.C.
5'1" x 7'7" (1.55m x 2.33m)
Low flush w.c., pedestal wash basin, panelled bath with mixer shower attachment over and part tiled walls. UPVC double glazed frosted window to the front and heated chrome towel radiator.



BEDROOM TWO
7'2" mx 10'7" (2.19 mx 3.25m)
UPVC double glazed window to the front and radiator.



BEDROOM ONE
13'6" x 9'3" min x 12'7" max (4.12m x 2.82m min x 3.85m max)
Fitted wardrobes to one side, UPVC double glazed window to the rear and radiator.

OUTSIDE
There is a low maintenance buffer garden to the front and to the rear, a lawned garden incorporating pebbled area and an allocated parking space.

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

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.