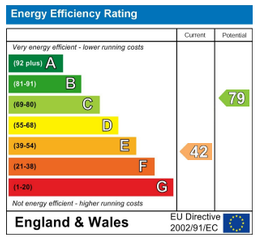
Total area: approx. 59.2 sq. metres (636.9 sq. feet)

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.

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

4 Branstone Grove, Ossett, WF5 9ST

For Sale Freehold Offers Over £140,000

Nestled within a cul de sac location in the sought after town of Ossett is this two bedroom mid town house property, offering well proportioned accommodation throughout and presenting an excellent opportunity for those looking to modernise.

The accommodation briefly comprises an entrance hall leading into the living room, which in turn provides access to the first floor via the staircase, along with access into the kitchen diner. The kitchen diner benefits from understairs storage and access to the rear garden. To the first floor, the landing provides loft access and leads to two good sized bedrooms, with bedroom one benefitting from a storage cupboard, along with the house bathroom. Externally, to the front there is a pebbled garden with planted features and a paved pathway leading to the entrance door. To the rear, the garden incorporates a lawned area with planted borders and paved seating areas, all fully enclosed by fencing, making it ideal for both pets and children.

Ossett is a popular location for a range of buyers including first time purchasers, professional couples and investors, with a variety of shops, schools and amenities within walking distance. The area is well served by local bus routes and is ideally positioned between Wakefield and Dewsbury, both offering train stations with links to Leeds, Manchester and London. The M1 and M62 motorway networks are also easily accessible for those commuting further afield.

Offering excellent potential, only a full internal inspection will fully appreciate all that this property has to offer. Early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
Accessed via a frosted UPVC double glazed door, with door leading through to the living room.

LIVING ROOM
11'8" x 12'7" (max) x 9'9" (min) (3.58m x 3.85m (max) x 2.98m (min))
UPVC double glazed window to the front, wall mounted electric heater, staircase to the first floor landing and access through to the kitchen diner.

KITCHEN DINER
11'8" x 13'3" (max) x 10'4" (min) (3.58m x 4.05m (max) x 3.16m (min))
UPVC double glazed window to the rear, frosted UPVC double glazed door to the rear garden, access to understairs storage cupboard and wall mounted electric heater. Fitted with a range of wall and base units with laminate work surfaces, 1.5 sink and drainer with mixer tap, tiled splashbacks, four ring gas hob with extractor above, integrated oven and space and plumbing for a washing machine, tumble dryer and fridge freezer. Spotlights to the ceiling. Boiler is housed here.

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

BEDROOM ONE
9'4" x 11'9" (2.85m x 3.60m)
UPVC double glazed window to the front, wall mounted electric heater and access to a storage cupboard.

BEDROOM TWO
10'4" x 8'11" (max) x 6'8" (min) (3.17m x 2.74m (max) x 2.05m (min))
UPVC double glazed window to the rear and wall mounted electric heater.

BATHROOM/W.C.
7'4" x 4'6" (2.25m x 1.38m)
Frosted UPVC double glazed window to the rear, chrome ladder style electric heater, extractor fan and spotlights to the ceiling. Fitted with a concealed system low flush W.C., wall mounted wash basin with mixer tap and panel bath with mixer tap and electric shower attachment. Fully tiled.

OUTSIDE
To the front, a planted and pebbled garden with mature flowers, timber fencing to one side and a paved pathway leading to the entrance. To the rear, an enclosed garden incorporating artificial lawn, planted areas and paved sections, ideal for outdoor use, fully enclosed by timber fencing suitable for pets and children.

GARAGE
Single garage located in a nearby block with up and over door. The garage belonging to the property is the second on the left.

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.