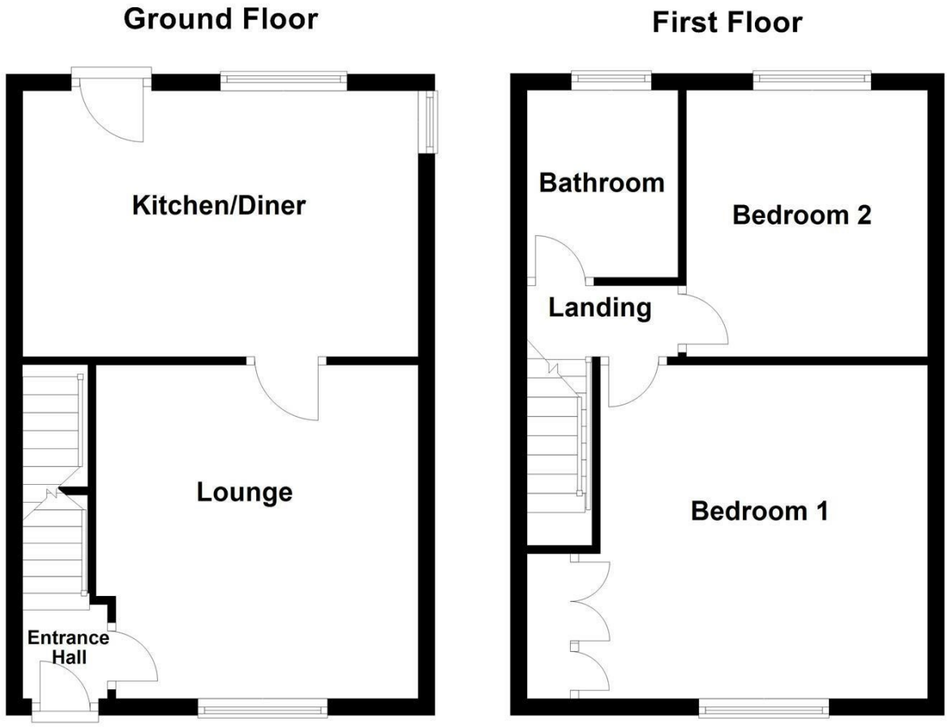

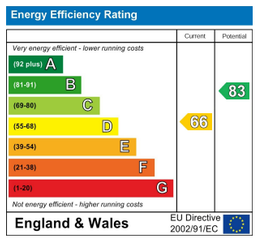

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

117 Dewsbury Road, Ossett, WF5 9PA

For Sale Freehold Offers In The Region Of £150,000

Offered for sale with no onward chain, this well presented two bedroom end terrace property enjoys spacious accommodation throughout and represents an excellent opportunity for a range of purchasers.

Benefiting from UPVC double glazing and gas central heating, the accommodation briefly comprises an entrance hall, lounge, and kitchen diner to the ground floor, with two generous double bedrooms and the house bathroom situated on the first floor. Externally, the property enjoys a small buffer garden to the front, whilst to the rear there is an enclosed lawned garden incorporating a paved patio seating area, ideal for outdoor dining and entertaining.

The property is conveniently situated close to a range of local amenities, including shops and well-regarded schools, whilst also benefiting from excellent transport links and easy access to the motorway network, making it ideal for commuters.

This property is ideally suited to first-time buyers, couples, young families, or investors seeking a well-located home with excellent potential. An early viewing is highly recommended to fully appreciate the accommodation on offer.

ACCOMMODATION

ENTRANCE HALL

A UPVC entrance door leads into the entrance hall, which benefits from laminate flooring, a radiator, an original feature archway, and a staircase rising to the first-floor landing. A door provides access into the lounge.

LOUNGE

13'1" x 13'2" (3.99m x 4.02m)

A spacious reception room featuring an exposed chimney breast with a decorative fireplace, deep skirting boards, coving to the ceiling, and a radiator. An opening leads through to the kitchen diner.

KITCHEN DINER

16'0" x 10'6" (4.90m x 3.22m)

Fitted with a range of modern wall and base units incorporating work surfaces with a stainless steel sink and drainer. There is space for a fridge freezer, plumbing for a washing machine, an integrated oven and grill, electric hob, and stainless steel extractor hood above. Additional features include access to the cellar, two double glazed windows (one to the rear and one to the side elevation), a UPVC rear entrance door, tiled effect flooring, a feature fireplace surround, and a radiator.

CELLAR

The cellar is accessed from the kitchen and is split into two rooms.

FIRST FLOOR LANDING

With loft access and doors providing access to two bedrooms and the house bathroom.

BEDROOM ONE

13'1" x 13'11" (3.99m x 4.26m)

A generous double bedroom benefiting from coving to the ceiling, laminate flooring, a UPVC double glazed window overlooking the front aspect, built in wardrobe space, and a radiator.

BEDROOM TWO

10'2" x 10'6" (3.12m x 3.22m)

A generous double bedroom benefiting from coving to the ceiling, laminate flooring, a UPVC double glazed window overlooking the front aspect, built in wardrobe space, and a radiator.

BATHROOM

5'5" x 7'4" (1.67m x 2.24m)

Comprising a low flush WC, wash hand basin set within vanity cupboards, and a panelled bath with electric shower over. The bathroom benefits from full tiling around the bath area, a heated towel radiator, a frosted UPVC double glazed window to the rear elevation, LED spotlights to the ceiling, and laminate flooring.

OUTSIDE

To the front of the property is a small buffer garden. To the rear is an enclosed lawned garden incorporating a block paved patio area, ideal for outdoor dining and entertaining.

PLEASE NOTE

Please note: A right of access exists across the rear of the property for neighbouring residents' bin access.

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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.