Richard Kendall Estate Agent

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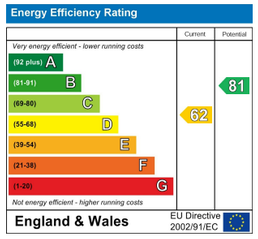
5 Saville Street, Ossett, WF5 0JX

For Sale Freehold £250,000

The property briefly comprises of an entrance hall, living room, second sitting room with access to a cellar for storage with potential for conversion with access out to the front garden, kitchen/dining room with downstairs w.c. To the first floor there are three spacious double bedrooms (one bedroom with en suite shower room) and family bathroom/w.c. Externally there are front and rear gardens, driveway parking and garage.

Located in Ossett, this property is perfectly situated for all local shops and amenities, including good local schools. Whilst only being a short drive away from the M1 motorway for those looking to commute further afield for work.

Done to a high standard, this Victorian property combines period features, high ceilings with modern conveniences. This property is ready to move into and would make a fantastic family home and an early 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 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.

ACCOMMODATION

ENTRANCE HALL
Stairs to the first floor and doors leading through to the living room and second sitting room.

LIVING ROOM
11'8" x 14'11" (3.56m x 4.55m)
UPVC double glazed window to the front elevation, gas central heating radiator, feature gas fireplace with wood surround and wood effect flooring.

SITTING ROOM
18'4" x 7'0" (5.59m x 2.15m)
UPVC double glazed bay window to the front elevation, gas central heating radiator and feature open fireplace with original fire and log burner. Built in storage cupboard under the stairs and double doors leading through to the kitchen/dining room.

KITCHEN/DINING ROOM
12'10" x 9'3" (3.92m x 2.82m)
UPVC double glazed windows to the rear and side elevation. Fitted kitchen with an array of white wall and base units for storage with wood work tops, integrated electric oven with cooker hood and hob, space for a washing machine, space for an American style fridge/freezer and space for a dishwasher. Access to the cellar.

CELLAR
Potential for conversion, subject to correct planning consent, with access out to the front garden.

INNER HALLWAY
UPVC double glazed door to the rear garden and further storage. Door leading to the w.c.

W.C.
3'0" x 6'2" (0.92m x 1.89m)
UPVC double glazed frosted window to the rear elevation with Velux window and low flush w.c.

FIRST FLOOR LANDING
Access to three bedrooms and family bathroom/w.c.

BEDROOM ONE
15'2" x 12'0" (4.62m x 3.66m)
UPVC double glazed window to the front elevation, original feature floorboards, gas central heating radiator, wood flooring and feature original open fireplace. Door leading through to the en suite shower room/w.c.

EN SUITE SHOWER ROOM
3'10" max x 5'5" (1.19m max x 1.67m)
UPVC double glazed frosted window to the front elevation, shower cubicle and wash hand basin.

BEDROOM TWO
12'7" x 9'2" (3.86m x 2.80m)
UPVC double glazed window to the rear elevation and gas central heating radiator.

BEDROOM THREE
14'7" x 10'9" (4.46 x 3.30m)
UPVC double glazed window to the front elevation and gas central heating radiator.

BATHROOM/W.C.
7'8" x 6'11" (2.35m x 2.12m)
UPVC double glazed frosted window to the rear elevation, bath with handheld shower, wash hand basin with hot/cold tap and low flush w.c. Gas central heating radiator and partially tiled walls.

OUTSIDE
To the front of the property there is an easy to maintain garden with bush and shrub border with gated entry. Driveway parking down the side of the property with ample space for several cars leading to a detached double garage with power and light. To the rear there is a decked patio seating area with an easy to maintain lawn.

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

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.