Richard Kendall Estate Agent

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8 Berryfield Garth, Ossett, WF5 9TE

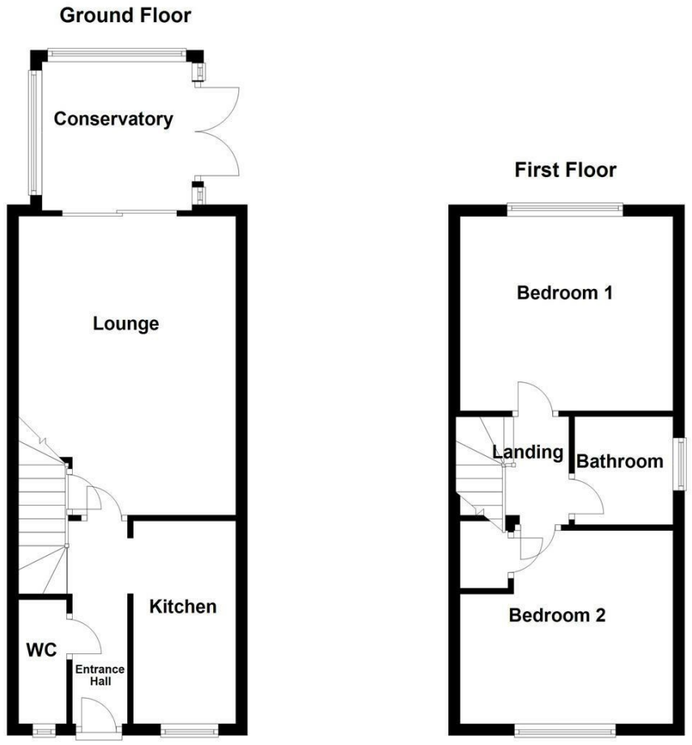
For Sale Freehold £189,950

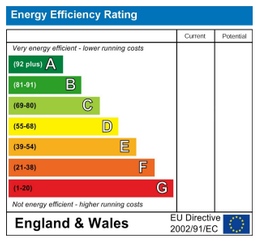
Offered for sale with no chain and vacant possession is this attractive two bedroom end town house benefitting from UPVC double glazing and gas central heating.

The accommodation fully comprises of the entrance hall, downstairs w.c., modern kitchen, lounge and conservatory. Stairs to the first floor lead to two double bedrooms and main house bathroom/w.c. Outside, low maintenance garden to the front and driveway to side for two vehicles. To the rear is a lawned garden with plants and shrubs.

Situated within this modern development the property is well placed to local amenities including shops and schools with local bus routes nearby. Ossett benefits from a twice weekly market and good access to the motorway network.

An ideal opportunity for the first time buyer, couple or family looking to gain access onto the property market and an early viewing comes 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
UPVC entrance door, tiled effect floor, radiator, stairs to the first floor landing and doors to the lounge and downstairs w.c. Doorway into the kitchen.

W.C.
Low flush w.c., wash basin, tiled effect floor, radiator and UPVC double glazed frosted window to the front.

KITCHEN
5'8" x 11'6" (1.75m x 3.51m)
Range of modern fitted cream gloss wall and base units with granite work surface over incorporating sink and drainer with mixer tap, integrated oven and grill with four ring touch screen electric hob and filter hood above. Space for fridge/freezer, plumbing for a washing machine, radiator, tiled effect floor and UPVC double glazed window to the front.

LOUNGE
17'0" x 12'0" (5.19m x 3.66m)
Wood flooring, radiator, storage cupboard, UPVC double glazed sliding patio door into the conservatory, electric fire with modern surround, granite, back and hearth.

CONSERVATORY
8'0" x 8'4" (2.46m x 2.55m)
Fully UPVC double glazed, French doors to the side and laminate floor.

FIRST FLOOR LANDING
Laminate floor, loft access and doors to two double bedrooms and the bathroom.

BEDROOM ONE
11'1" x 12'1" (3.38m x 3.69m)
UPVC double glazed window to the rear and radiator.

BEDROOM TWO
11'1" (max) x 7'4" (min) x 11'11" (3.38m (max) x 2.25m (min) x 3.65m)
UPVC double glazed window to the front, laminate floor, door to airing cupboard and radiator.

BATHROOM/W.C.
5'6" x 6'0" (1.69m x 1.83m)
Low flush w.c., pedestal wash basin and panelled bath with electric shower over. Fully tiled walls, vinyl floor, UPVC double glazed frosted window to the side and heated chrome towel radiator.

OUTSIDE
To the front is a low maintenance garden with plants and shrubs and driveway providing off street parking for two vehicles. To the rear is a lawned garden incorporating stone pebbled patio area with timber framed shed.

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.