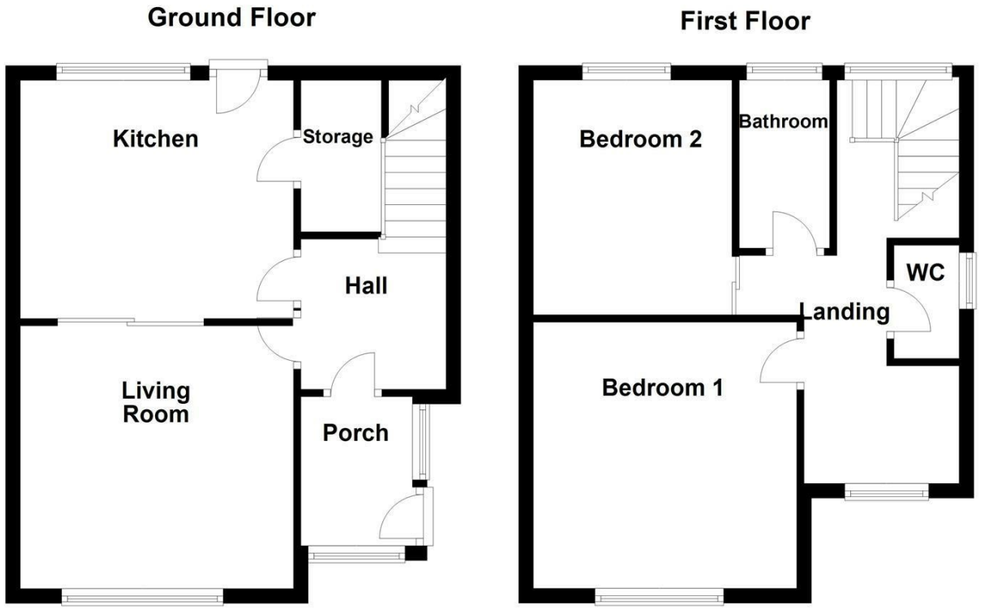
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



6 Athold Street, Ossett, WF5 0NB

For Sale Freehold Offers Over £140,000

Situated in Ossett with plenty of potential is this two bedroom semi detached house benefiting from planning permission (22/01713/FUL) to have a two storey extension to the side and rear.

The accommodation briefly comprises entrance porch, hall, living room and kitchen diner. To the first floor there are two bedrooms, bathroom and separate w.c. Externally to the front there is an easy to maintain flagged yard and to the rear are expansive rear lawns with plenty of potential and a superb feature of the property leading to a rear space for the garage and potential for off street parking.

Situated close to Ossett town centre, this property is ideally located for all shops and amenities including schools. Conveniently positioned for the M1 motorway network for those looking to commuter further afield.

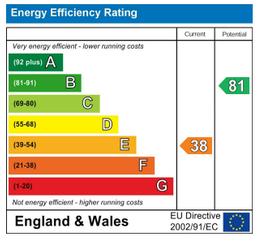
With plenty of potential to be a stunning home, this property has to be viewed to be fully appreciated.

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

FRONT PORCH
UPVC double glazed door and UPVC double glazed windows. Wooden door leading into the hallway.

HALLWAY
Central heating radiator, stairs to the first floor landing, access to the living room and kitchen.

LIVING ROOM
12'2" x 11'9" (3.72m x 3.59m)
Single glazed window to the front, central heating radiator, sliding doors into the kitchen.

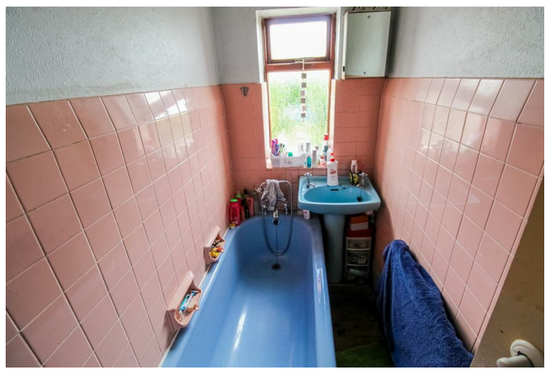
KITCHEN
13'3" x 10'8" (4.06m x 3.27m)
Single glazed window to the rear, UPVC door to the rear, central heating radiator, fitted kitchen with an array of wall and base units for storage, space for gas cooker, plumbing for washing machine, understairs pantry, space for a fridge freezer.

FIRST FLOOR LANDING
Single glazed window, access to the bathroom, w.c. and two bedrooms.

BEDROOM ONE
8'7" x 11'9" (2.63m x 3.60m)
Single glazed window to the front, central heating radiator, fitted wardrobes to one side.

BEDROOM TWO
10'8" x 7'3" (3.26m x 2.21m)
Single glazed window to the rear, central heating radiator.

BATHROOM
3'10" x 7'7" (1.19m x 2.33m)
Double glazed window to the rear elevation. Bath with hand held shower attachment, wash basin with hot and cold taps, central heating radiator and partially tiled walls.



W.C.
5'0" x 2'8" (1.54m x 0.83m)
Single glazed window to the side, low flush w.c., partially tiled and gas central heating radiator.

OUTSIDE
To the rear there is a patio area and an extremely spacious long lawn with bush and shrubbed border to either side. There is plenty of potential to extend or have a summerhouse and leads to a rear space for a garage and rear parking with ample space for several cars. The property has planning permission in place 22/01713/FUL for a two storey extension to the side replacing the existing porch, part single part two storey extension to the rear. To the front there is an easy to maintain yard with potential for parking.

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

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.

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.