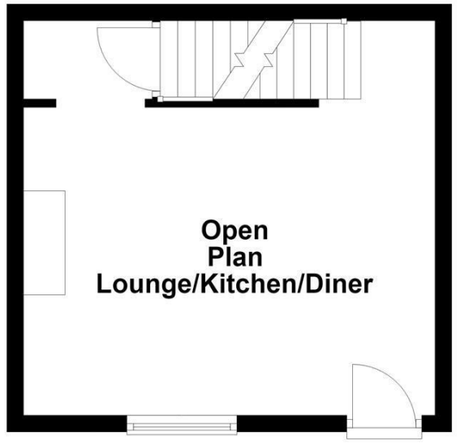
Richard Kendall Estate Agent

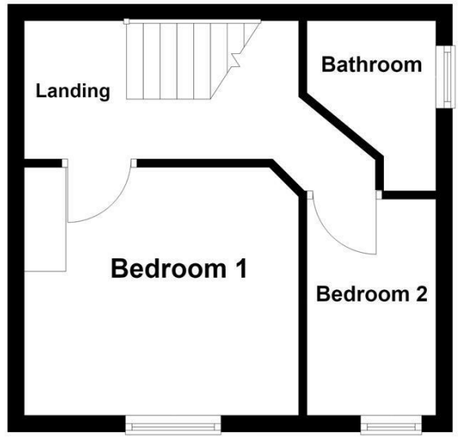
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Ground Floor



First Floor





5 Park Street, Ossett, WF5 0JZ

For Sale Freehold £135,000

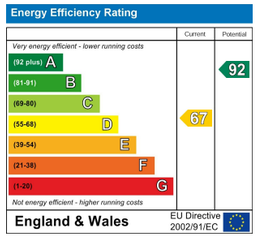
Situated in the sought after town of Ossett is this tastefully decorated and well presented two bedroom end terrace property. Featuring a modern open plan living, kitchen and dining space, a low maintenance enclosed garden and off road parking, this attractive home is certainly not one to be missed.

The accommodation briefly comprises a spacious open plan living, kitchen and dining area, with access to a useful storage area leading down to the cellar and a staircase rising to the first floor landing. The landing provides access to the loft via a pull down ladder, two bedrooms and the house bathroom. Externally, the property benefits from a low maintenance garden, finished with concrete and stone paving to create an ideal space for outdoor dining and entertaining. The garden also provides off road parking and access to a brick-built outbuilding, offering useful additional storage. A paved pathway runs along the side of the property, while the garden is enclosed by a combination of walling and timber fencing, making it well suited to families and those with pets. Double timber gates provide vehicular access, while a further gate leads onto Park Square.

Ossett is a popular location for a range of buyers, including first time purchasers, professional couples and investors looking for a buy-to-let opportunity. Local shops, schools and everyday amenities are within easy reach, with a wider selection available in Ossett town centre and Wakefield city centre only a short distance away.

Regular bus services operate nearby, while Wakefield and Dewsbury railway stations provide links to major destinations including Leeds, Manchester and London. The M1 motorway is also within easy reach for those commuting further afield. Ossett is well known for its strong community feel, regular local events and popular twice weekly market.

Only a full internal inspection will reveal everything this fantastic property has to offer, and an early viewing is highly recommended to avoid disappointment.



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

OPEN PLAN LOUNGE/KITCHEN/DINER
15'4" x 16'4" (max) x 4'3" (min) (4.68m x 5.0m (max) x 1.30m (min))
Accessed via a composite front entrance door with frosted glazed panel. The room has a UPVC double glazed window to the front, a central heating radiator and a staircase rising to the first floor landing. The living area features a log burner-style electric fire set on a brick hearth with a stone lintel style mantel. The kitchen is fitted with a range of modern gloss fronted wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer with mixer tap. There are tiled splashbacks, space and plumbing for a gas cooker, space and plumbing for a washing machine and space for a fridge freezer. The Ideal combination boiler is also housed within the kitchen.



CLOAK AND SHOE STORAGE AREA
4'3" x 2'4" (1.30m x 0.72m)
Providing useful storage space and access to the cellar.



CELLAR
A useful arched cellar providing additional storage.

FIRST FLOOR LANDING
12'1" x 6'6" (max) x 2'8" (min) (3.70m x 2.0m (max) x 0.82m (min))
Providing access to the loft via a pull-down ladder, together with doors leading to two bedrooms and the house bathroom.

BEDROOM ONE
9'10" x 10'9" (max) x 8'4" (min) (3.0m x 3.30m (max) x 2.55m (min))
Featuring a UPVC double glazed window to the front, a central heating radiator and a decorative cast iron fireplace.



BEDROOM TWO
5'2" x 8'4" (1.60m x 2.55m)
With a UPVC double glazed window to the front and a central heating radiator.



BATHROOM
6'5" x 5'5" (max) x 2'6" (min) (1.96m x 1.66m (max) x 0.78m (min))
Fitted with a three piece suite comprising a low flush WC, pedestal wash basin with mixer tap and a panelled bath with mixer tap and shower attachment. The room also has half tiled walls, an extractor fan, a chrome ladder-style heated towel rail and a frosted UPVC double glazed window to the side.



OUTSIDE
The main external space is positioned to the front of the property and is finished with concrete and stone paving, providing off road parking and an ideal area for outdoor dining and entertaining. The paved pathway continues along the side of the property, where there is access to a brick-built outbuilding providing useful storage. The garden is fully enclosed by walling and timber fencing, making it well suited to children and pets. Double timber gates provide vehicular access, while a separate side storage area leads out onto Park Square.



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.