



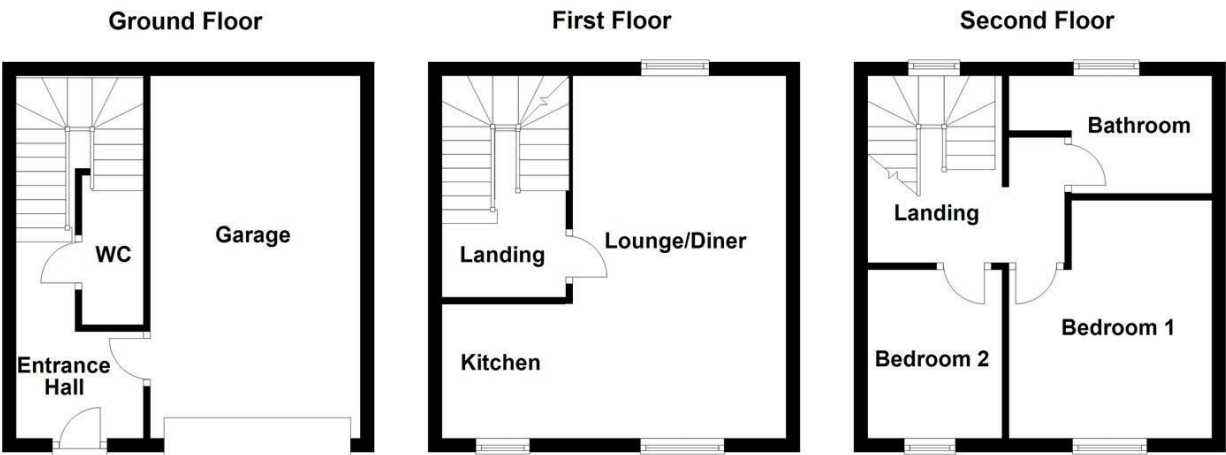
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



9 Old Church Street, Ossett, WF5 8PZ

For Sale Freehold £165,000

Renovated and decorated throughout is this superbly appointed and spacious two bedroom end town house positioned within Ossett town centre benefitting from an integral garage.

With UPVC double glazing and gas central heating, the property fully comprises entrance hall, downstairs w.c. and integral garage. Stairs to the first floor landing lead to spacious lounge/diner with newly fitted kitchen off. Stairs to the second floor landing lead to two bedrooms and newly fitted contemporary bathroom/w.c.

The property is situated in a central location in Ossett town centre and with good schools nearby and Ossetts twice weekly market. For those looking to travel further afield, the M1 motorway is only a short drive away.

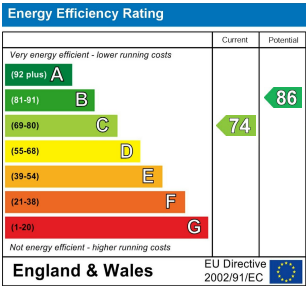
An ideal property for the first time buyer, couple or investor. An early viewing is highly recommended.

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
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

Central heating radiator, stairs to the first floor landing, door to downstairs w.c. and integral garage.

W.C.

Central heating radiator, wash basin with tiled splash back, low flush w.c.

FIRST FLOOR LANDING

Stairs leading to the second floor landing, door leading off to the open plan living/dining/kitchen.

OPEN PLAN LIVING KITCHEN DINER

10'1" x 17'5" [3.08m x 5.31m]

The kitchen area has modern fitted wall and base units, stainless steel sink and drainer with mixer taps, four ring electric hob with filter hood above, integrated oven and grill, space for fridge/freezer and part tiled walls. Extractor fan recessed into the ceiling and inset spotlights throughout. The lounge/diner area has two UPVC double-glazed windows, providing a dual aspect with views to both the front and rear elevations. A central

heating radiator and inset spotlights to the ceiling.



SECOND FLOOR LANDING

UPVC double glazed window to the rear. Doors leading off to two bedrooms and bathroom, inset spotlights.

BEDROOM ONE

9'9" x 11'6" [2.98m x 3.51m]

UPVC double glazed window to the front, central heating radiator and inset spotlights.



BEDROOM TWO

8'3" x 6'6" [2.52m x 1.99m]

UPVC double glazed window to the front, central heating radiator and inset spotlights.



BATHROOM/W.C.

6'8" x 10'3" [2.05m x 3.13m]

Contemporary three piece suite comprising a wash hand basin with mixer tap set into a high gloss vanity unit with drawers below, a panelled bath with mixer tap and glass shower screen, and a mixer shower with rainfall shower head and separate attachment. A chrome ladder style towel radiator, fully tiled walls, extractor fan, inset

spotlights to the ceiling, and a low flush w.c.. A UPVC double glazed frosted window overlooks the rear elevation, and a fully tiled floor.



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.