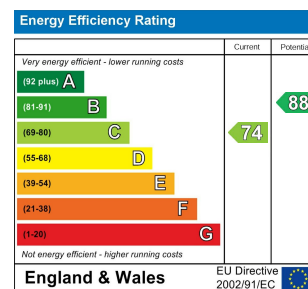
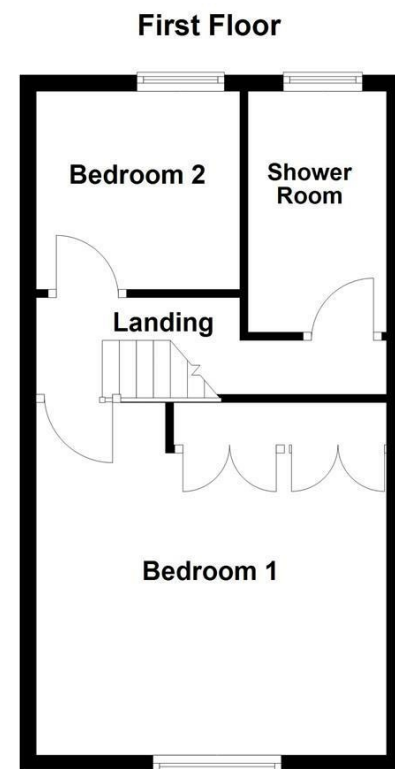
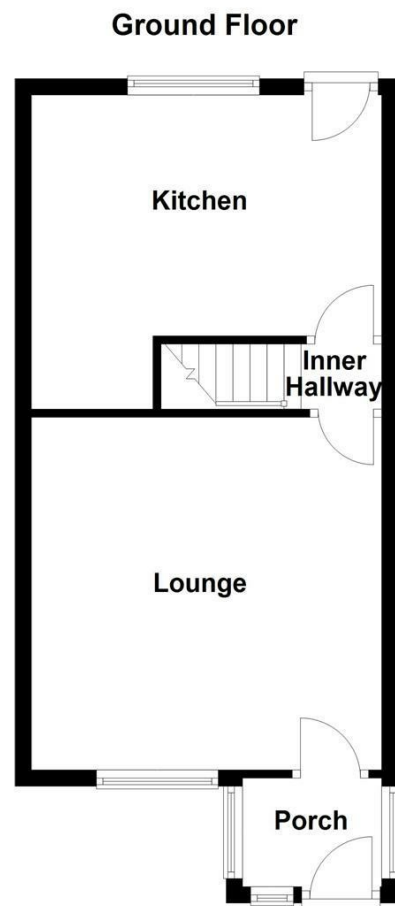




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## 4 Audrey Street, Ossett, WF5 0JL

**For Sale Freehold £146,000**

An excellent opportunity for first time buyers, working couples, or small families to step onto the property market with this well presented two bedroom mid terrace home.

Benefiting from UPVC double glazing and gas central heating, the accommodation briefly comprises an entrance porch, a spacious lounge, and an internal hallway with stairs to the first floor landing, along with access to a modern fitted kitchen. To the first floor, there are two bedrooms and a contemporary house bathroom. Externally, the property offers a low maintenance buffer garden to the front, with a lawned garden to the rear.

The property is ideally situated for local amenities, including shops, reputable schools, and bus routes, and provides excellent access to the motorway network. The town also benefits from a twice weekly market, adding to its convenience and appeal.

Offered to the market with no onward chain, and with early viewing 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,

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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.



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#### ACCOMMODATION

##### ENTRANCE PORCH

UPVC entrance door, UPVC double glazed windows to the front and side, and a door leading into the lounge.

##### LOUNGE

14'2" x 14'1" [4.33m x 4.30m]

Two radiators, a double glazed UPVC window to the front, covered ceiling, and a gas fire with decorative surround. A door leads through to the inner hallway.



##### HALLWAY

Stairs to the first floor landing and access to the breakfast kitchen.

##### KITCHEN

14'1" x 10'7" [4.31m x 3.24m]

A modern range of fitted wall and base units with work surfaces

incorporating a 1 1/2 sink and drainer. An integrated oven and grill, integrated fridge and freezer, a radiator, and a UPVC double glazed window overlooking the rear. Splashback tiling, plumbing for a washing machine and an electric hob with cooker hood above. UPVC doors provide access to the rear garden.

##### FIRST FLOOR LANDING

Loft access and doors leading to two bedrooms and the shower room.

##### BEDROOM ONE

14'2" x 10'11" [4.34m x 3.35m]

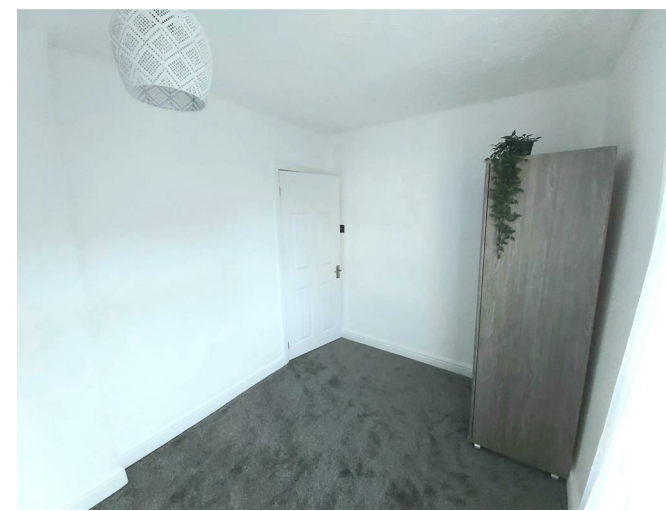
A UPVC double glazed window to the front, a radiator and fitted wardrobes.



##### BEDROOM TWO

9'2" x 7'6" [2.80m x 2.30m]

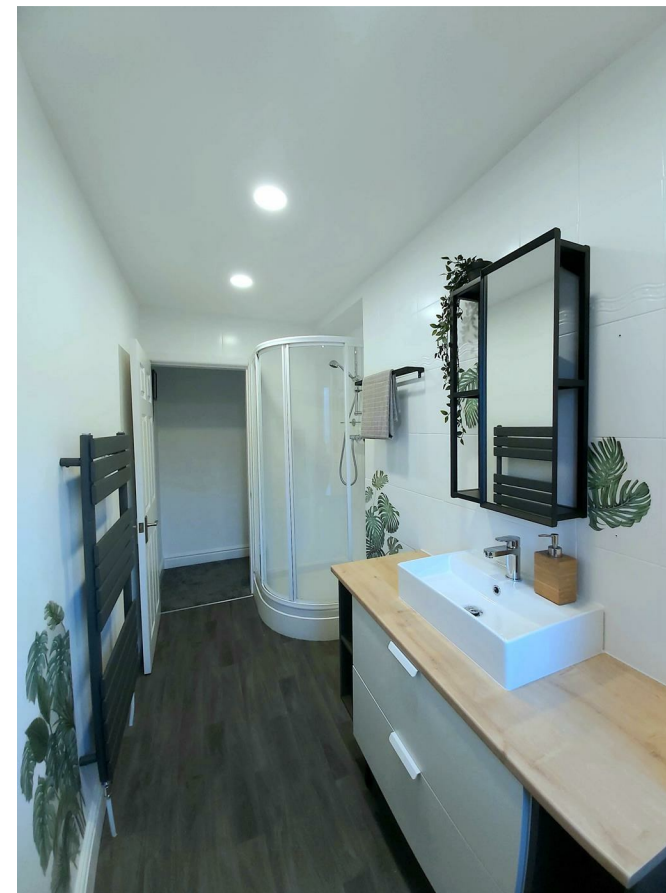
A radiator and a UPVC double glazed window overlooking the rear.



##### SHOWER ROOM/W.C.

10'8" x 5'5" [3.27m x 1.67m]

A three piece suite comprising shower cubicle with mixer shower, low flush w.c. and wash hand basin with cupboards under. A UPVC double glazed frosted window to the rear, black ladder style radiator and extractor fan.



##### OUTSIDE

To the front is a low maintenance buffer garden and to the rear is a lawned garden with stone paved pathway, surrounded by timber fencing. Please note there is a right of access for bins between neighbouring properties.



##### PLEASE NOTE

The photos were taken when empty and is currently occupied by a tenant.

##### 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.

##### 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.