



WAKEFIELD  
01924 291 294

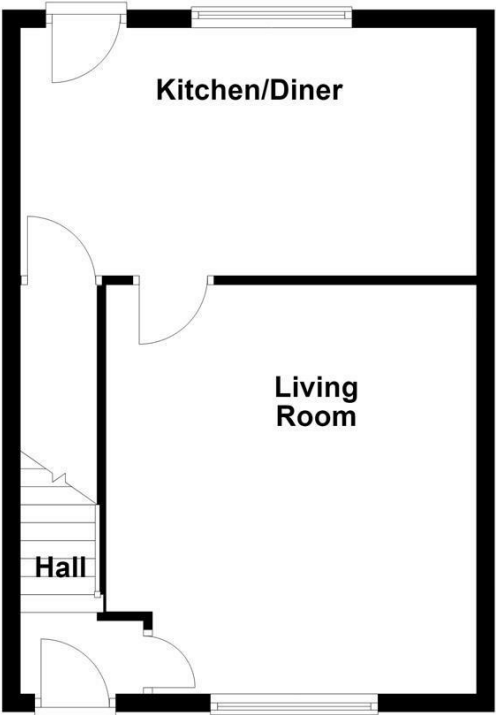
OSSETT  
01924 266 555

HORBURY  
01924 260 022

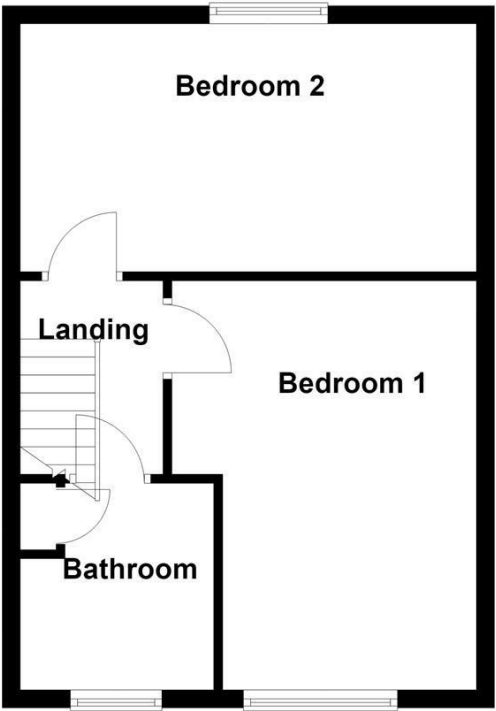
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor

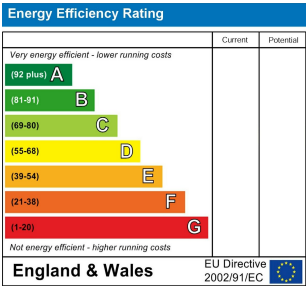


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



51 Westfield Street, Ossett, WF5 8JF

For Sale Freehold £195,000

Situated close to Ossett town centre is this two bedroom end terraced property, offering spacious accommodation throughout and benefitting from an enclosed rear garden, and on street parking to the front.

The accommodation briefly comprises an entrance hall, spacious living room and fitted kitchen. To the first floor, the landing provides access to two bedrooms and a bathroom. Externally, to the front of the property is on street parking. To the rear is a recently renovated enclosed garden, incorporating an artificial lawn leading to a further lawned section, with a central decked seating area and planted borders to one side. The garden also benefits from side gated access and is enclosed by timber fencing.

Conveniently positioned within easy reach of Ossett town centre, the property is ideally located for a wide range of amenities including shops, schools, cafés and the town's popular twice weekly market. Excellent transport links and nearby motorway access also make the property attractive to commuters.

This property presents an excellent opportunity for a variety of buyers. An early viewing is highly recommended to fully appreciate all that this property has to offer.



## ACCOMMODATION

### ENTRANCE HALL

Front entrance door leading into the main hallway, with access to the living room.

### LIVING ROOM

14'11" x 14'1" [4.56m x 4.30m]

UPVC double glazed window overlooking the front elevation, central heating radiator, coving to the ceiling and feature fireplace with wooden surround. Door providing access to the kitchen diner.



### KITCHEN DINER

16'8" x 9'0" [5.09m x 2.76m]

UPVC double glazed door and window overlooking the rear elevation. Fitted with a range of wall and base units providing ample storage, with complementary work surfaces over. Stainless steel sink and drainer with mixer tap, integrated gas hob, oven and extractor hood, integrated fridge freezer, plumbing for a washing machine and space for a tumble dryer. Ample space for a dining table and chairs, central heating radiator and access to useful storage.

### CELLAR ROOMS

Traditional stone built cellar rooms providing generous additional storage and utility space.

### FIRST FLOOR LANDING

Providing access to two bedrooms and the family bathroom.

### BEDROOM ONE

15'1" x 7'10" [4.61m x 2.39m]

UPVC double glazed window overlooking the front elevation and central heating radiator.



### BEDROOM TWO

16'8" x 8'11" [5.09m x 2.72m]

UPVC double glazed window overlooking the rear elevation, coving to the ceiling and central heating radiator.



### BATHROOM

7'6" x 6'10" [2.30m x 2.10m]

Frosted UPVC double glazed window overlooking the front elevation. Fitted with a three piece suite comprising panelled bath with wall mounted shower over, wash hand basin and low flush W.C. Chrome ladder style radiator, fully tiled walls and useful built in storage over the stairs.



### OUTSIDE

To the front of the property is on street parking. To the rear is a recently renovated enclosed garden, incorporating an artificial lawn leading to a further lawned section, with a central decked seating area and planted borders to one side. The garden also benefits from side gated access and is enclosed by timber fencing.



### 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.