

WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



24 Nettleton Street, Ossett, WF5 8HQ

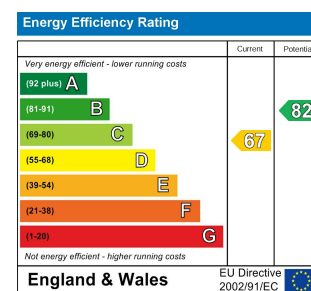
For Sale Freehold £255,000

Situated close to Ossett town centre is this well presented three bedroom semi detached property benefitting from driveway parking, garage and enclosed rear garden.

The property briefly comprises of entrance hall, open plan lounge/dining room with modern kitchen. The first floor landing leads to three bedrooms and extended four piece bathroom/w.c. Externally there are low maintenance gardens to the front and rear, driveway parking for two vehicles leading to the single garage.

The property is ideally located for all local shops and amenities including schools. The motorway network is only a short drive away, perfect for those looking to commute further afield.

Ready to move into, this property would make a fantastic family home in a great location and a viewing comes highly recommended.



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.

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



ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door, staircase to the first floor landing and door to the lounge/dining room.

LOUNGE/DINING ROOM

22'0" x 11'0" [6.72m x 3.37m]

UPVC double glazed window to the front elevation, feature fireplace with surround, central heating radiator and UPVC double glazed French doors to the rear with windows to the side. An opening through to the kitchen.



KITCHEN

17'11" x 17'4" [max] [5.47m x 5.29m [max]]

Modern fitted kitchen with a range of wall and base units with laminate work tops, integrated oven with gas hob, 1 1/2 sink and drainer unit, space for a washing machine and space for a fridge/freezer. UPVC double glazed windows to the rear and side elevation with a UPVC side door.

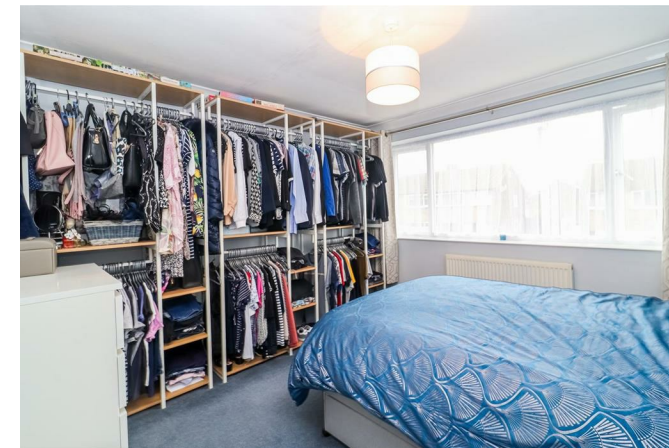
FIRST FLOOR LANDING

UPVC double glazed window to the side elevation, built in overstairs storage cupboard and access to three bedrooms and extended bathroom.

BEDROOM ONE

10'11" x 10'11" [3.33m x 3.34m]

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



BEDROOM TWO

10'11" x 10'11" [3.33m x 3.34m]

UPVC double glazed window to the rear elevation, central heating radiator, wood flooring and built in wardrobes with sliding mirror doors.



BEDROOM THREE

6'9" x 7'5" [2.06m x 2.27m]

UPVC double glazed window to the front elevation, central heating radiator and wood flooring.

BATHROOM/W.C.

12'5" x 6'8" [3.81m x 2.05m]

Modern four piece suite comprising corner shower cubicle with glass sliding door and wall mounted shower, vanity wash hand basin with mixer tap, low flush w.c. and bath with chrome style ladder radiator. UPVC double glazed frosted

window to the rear elevation, spotlights to the ceiling, fully tiled walls and floor.

OUTSIDE

To the front of the property is a low maintenance pebbled garden and tarmac driveway running down the side providing off road parking for two vehicles leading to the single garage. To the rear is a flagged garden with side access to the garage and gate leading to the driveway.



COUNCIL TAX BAND

The council tax band for this property is C.

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.