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

31 Priory Road, Ossett, WF5 8QJ

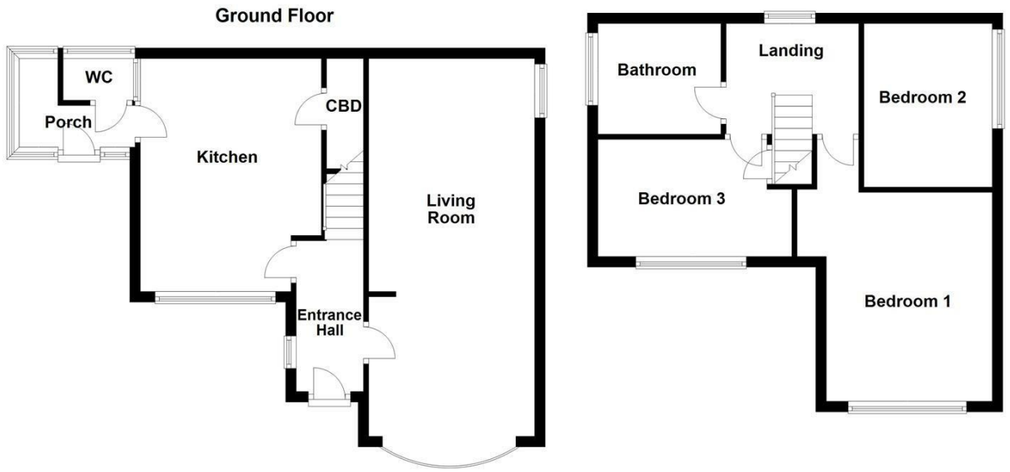
For Sale Freehold Offers In The Region Of £280,000

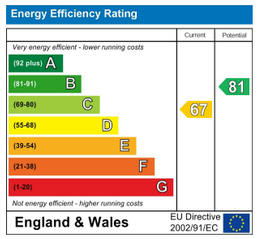
Occupying a corner plot position is this deceptively spacious three double bedroom detached home benefitting from double glazing and gas central heating.

The property fully comprises of entrance hall, spacious living room, kitchen and side porch with downstairs w.c. The first floor landing leads to three well proportioned bedrooms and the house bathroom. Outside there are low maintenance pebbled gardens to the front and side with stone flagged patio and concrete sectional outhouse. A block paved driveway provides ample off street parking leading to a detached garage, as well as a further driveway with parking for a further vehicle.

The property is well placed to local amenities including shops and schools, as well Ossetts twice weekly market. There are main bus routes nearby running to and from Horbury and Wakefield. The M1 motorway is only a short drive away, perfect for those looking to travel further afield.

Offered for sale with no chain and vacant possession, an ideal home offering much potential and deserves an early viewing 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

ENTRANCE HALL
UPVC double glazed frosted window to the side, radiator and stairs to the first floor landing. Doors to the kitchen and living room.

LIVING ROOM
24'10" x 11'6" (max) x 10'8" (min) (7.58m x 3.52m (max) x 3.27m (min))
Gas fire with marble back, hearth and wood surround. UPVC double glazed window to the side, two radiators and coving to the ceiling.

KITCHEN
11'7" (min) x 14'4" (max) (3.54m (min) x 4.37m (max))
Range of modern fitted wall and base units with work surface over incorporating sink and drainer with mixer taps, integrated slimline dishwasher, integrated double oven and grill with four ring gas hob with stainless steel back and cooker hood above. Plumbing for a washing machine, space for a dryer and space for fridge/freezer. Slate tiled floor, radiator, door to understairs cloaks storage and UPVC double glazed window to the front. UPVC double glazed window to the side and door to the side porch.

SIDE PORCH
Stable door to the front and UPVC double glazed windows to either side and rear. Tiled effect floor and door to downstairs w.c.

W.C.
Low flush w.c., vanity wash basin and UPVC double glazed frosted window to the rear.

FIRST FLOOR LANDING
UPVC double glazed frosted window to the rear, loft access and coving to the ceiling. Doors to three bedrooms and the house bathroom.

BATHROOM/W.C.
5'10" x 8'11" (1.79m x 2.73m)
Corner shaped panelled bath with electric shower over, low flush w.c., pedestal wash basin, fully tiled walls and floor, radiator and UPVC double glazed frosted window to the side.

BEDROOM TWO
12'7" x 8'6" (3.85m x 2.60m)
UPVC double glazed window to the front, radiator, coving to the ceiling and door to the airing cupboard.

BEDROOM ONE
13'6" (max) x 10'7" (min) x 17'0" (max) x 13'5" (m (4.12m (max) x 3.23m (min) x 5.20m (max) x 4.09m (m)
Laminate flooring, UPVC double glazed window to the front, radiator and coving to the ceiling.

BEDROOM THREE
11'1" x 8'5" (3.39m x 2.59m)
UPVC double glazed window to the side, radiator and coving to the ceiling.

OUTSIDE
Occupying a corner plot position with low maintenance pebbled garden to the front with plants and shrubs. To the side of the property there is a low maintenance stone flagged terrace patio and composite decked patio area with concrete sectional outhouse with block paved driveway providing off street parking leading to the detached garage with up and over door. There is a second driveway to the side of the property providing off road parking for one vehicle.

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.

COUNCIL TAX BAND
The council tax band for this property is TBC.