Richard Kendall
Estate Agent

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6 Cross Keys, Ossett, WF5 9SJ

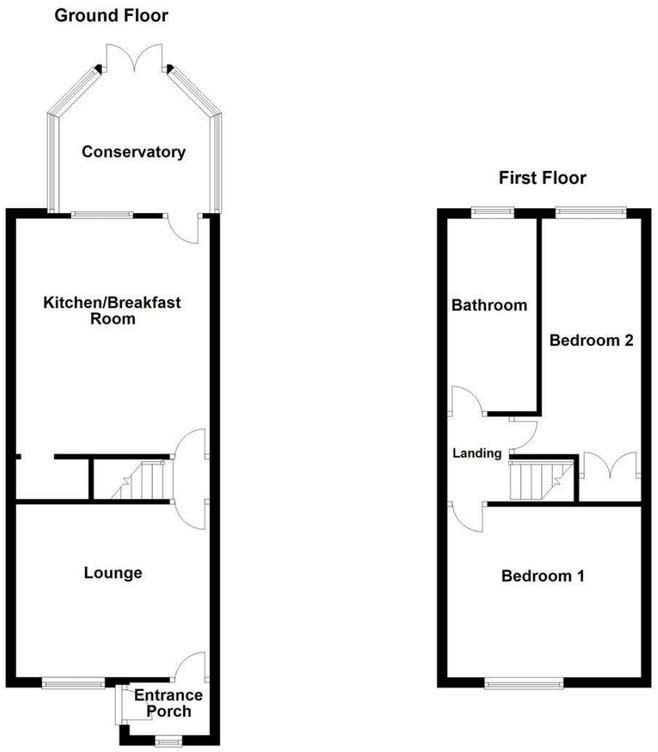
For Sale Freehold £190,000

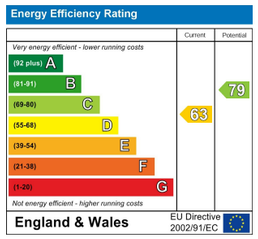
With open aspect views to the front of fields is this deceptively spacious and superbly appointed two double bedroomed mid terrace property benefitting from UPVC double glazing and gas central heating.

The property fully comprises of entrance porch, lounge, inner hallway, stunning kitchen/breakfast room and conservatory. Stairs to the first floor lead to two double bedrooms and contemporary house bathroom/w.c. Outside to the front there is a low maintenance garden with plants and shrubs bordering and stone flags to the front door. To the rear, a low maintenance stone pebbled garden incorporating lawned area.

The property is well placed to local amenities including shops and good schools with local bus routes nearby and Ossetts twice weekly market. There is good access to the motorway for those looking to travel further afield.

A superb home, ideal for the first time buyer, couple or small family looking to gain access to the property market and a viewing comes 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 PORCH
Composite side entrance door into entrance porch. Arched UPVC double glazed window to the front, tiled floor and door into the living room.

LIVING ROOM
11'3" x 12'7" (3.43m x 3.85m)
UPVC double glazed window to the front, radiator, space for feature fire and chimney breast. Door to inner hallway.

INNER HALLWAY
Radiator and stairs to the first floor landing. Door leading into the contemporary open plan kitchen/breakfast room.

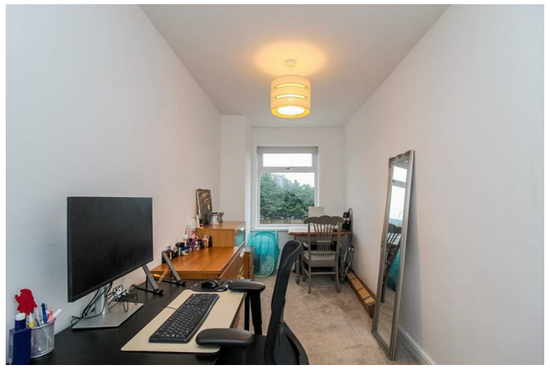
KITCHEN/BREAKFAST ROOM
16'0" x 12'4" (4.90m x 3.76m)
Range of modern fitted soft close wall and base units with matching work surface over incorporating sink and drainer with mixer taps, integrated slimline dishwasher, integrated washing machine, integrated fridge and freezer, integrated oven and grill and four ring touch screen electric induction hobs with filter hood above and tiled splash back. Island bar with base units and drawers, laminate flooring, radiator, LED ceiling spotlights, understairs storage and UPVC window and door to the conservatory.

CONSERVATORY
9'0" x 8'6" (max) (2.75m x 2.60m (max))
Fully UPVC double glazed with a brick built base, UPVC double glazed French doors to the rear, radiator and laminate floor.

FIRST FLOOR LANDING
Loft access and doors to two bedrooms and the bathroom.

BEDROOM ONE
12'7" x 11'3" (3.86m x 3.43m)
Radiator and UPVC double glazed window to the front.

BEDROOM TWO
6'5" x 16'7" plus walk in area (1.96m x 5.05m plus walk in area)
Radiator, UPVC double glazed window to the rear and built in wardrobe space.



BATHROOM/W.C.
12'6" x 5'8" (3.83m x 1.74m)
Four piece suite comprising low flush w.c., wash basin over vanity drawers, panelled bath and shower cubicle with feature contemporary shower with mixer shower and body jets. Fully tiled walls, laminate floor, heated chrome towel radiator, UPVC double glazed frosted window to the rear, recess LED ceiling spotlights.

OUTSIDE
To the front is an attractive low maintenance rockery garden with stone flagged to the front door with plants and shrubs bordering. There are open aspect views of fields to the front. To the rear is a low maintenance stone pebbled garden and lawned area with plants and shrubs bordering with storage outbuilding.

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.