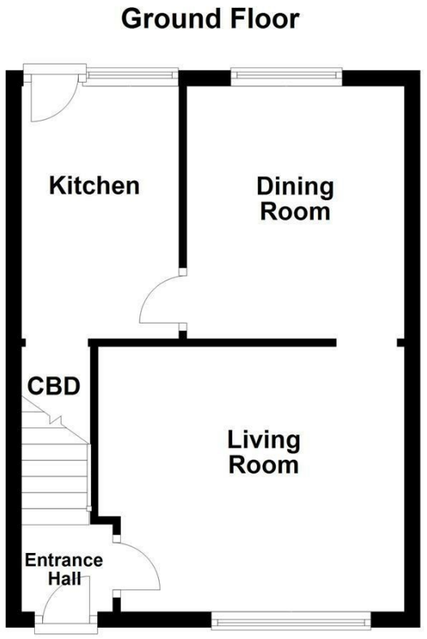
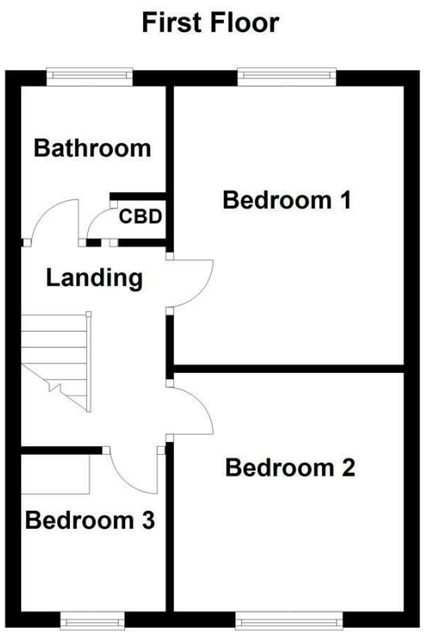


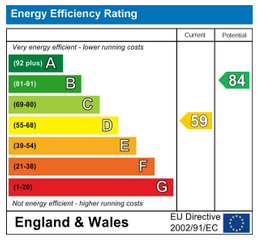


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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

24 Healey Drive, Ossett, WF5 8NA

For Sale Freehold £160,000

Situated in the sought after town of Ossett is this three bedroom mid townhouse property, offered for sale with no chain involved and vacant possession, benefitting from well proportioned accommodation throughout, single garage nearby and gardens to the front and rear.

The property briefly comprises of the entrance hall, living room, dining and kitchen with understairs storage. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front, the garden is mainly laid to lawn with a paved pathway to the front door. The rear garden is low maintenance, mainly pebbled with a concrete and paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing. There is a separate single garage providing off road parking for up to three cars.

In need of a degree of modernisation, however offering great potential throughout and a viewing is highly advised to avoid disappointment.

ACCOMMODATION

ENTRANCE HALL
Central heating radiator, stairs to the first floor landing and door through to the living room.

LIVING ROOM
12'11" (max) x 11'8" (min) x 9'4" (3.95m (max) x 3.57m (min) x 2.86m)
Electric fireplace with laminate hearth, surround and mantle, UPVC double glazed window to the front, central heating radiator and an opening through to the dining room.

DINING ROOM
7'9" x 9'2" (2.38m x 2.81m)
UPVC double glazed window to the rear, central heating radiator and door to the kitchen.

KITCHEN
6'4" x 9'0" (1.95m x 2.76m)
Range of wall and base units with laminate work surface over, stainless steel sink and drainer, space and plumbing for a washing machine, cooker (included within the sale). Partially tiled, UPVC double glazed window and frosted door to the rear and an opening to understairs storage.

FIRST FLOOR LANDING
Access to three bedrooms and the house bathroom.

BEDROOM ONE
13'4" x 8'6" (4.07m x 2.61m)
UPVC double glazed window to the rear and central heating radiator.

BEDROOM TWO
9'6" x 8'6" (2.92m x 2.61m)
UPVC double glazed window to the front and central heating radiator.

BEDROOM THREE
7'3" x 5'10" (max) x 2'9" (min) (2.22m x 1.79m (max) x 0.85m (min))
UPVC double glazed window to the front and central heating radiator.

BATHROOM/W.C.
5'10" x 8'0" (max) x 5'4" (min) (1.78m x 2.46m (max) x 1.65m (min))
UPVC double glazed frosted window to the rear, storage cupboard, central heating radiator, low flush w.c., pedestal wash basin, panelled bath with mixer tap and shower head attachment. Fully tiled and loft access.

OUTSIDE
To the front of the property the garden is laid to lawn with a paved pathway leading to the front door surrounded by timber fencing, walls and a timber gate. The rear garden is low maintenance, mainly pebbled with a concrete and paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing. There is a separate single garage providing off road parking for up to three cars.

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

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.