Richard Kendall Estate Agent

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3 Binks Yard Dale Street, Ossett, WF5 9HH

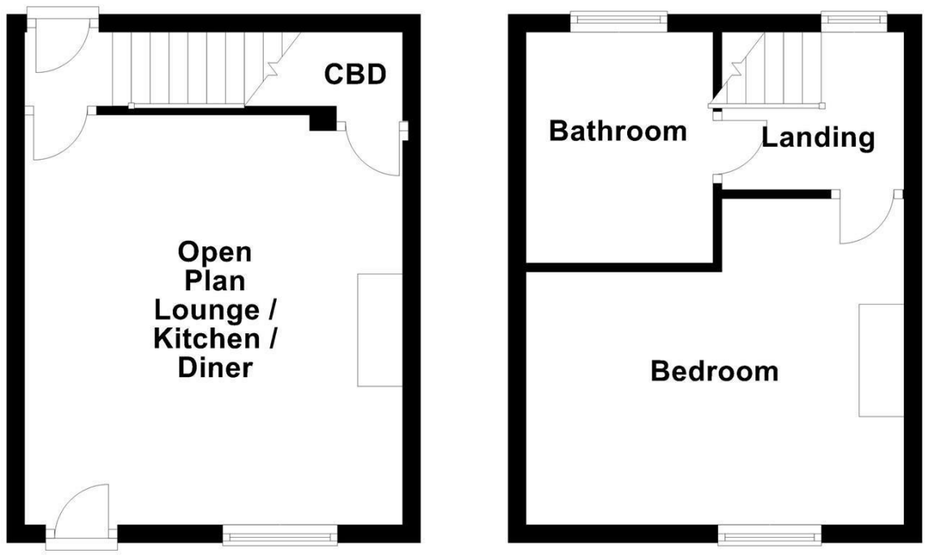
For Sale Freehold £79,950

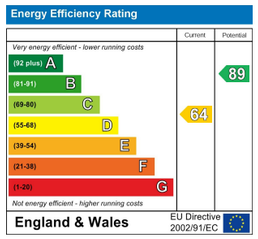
Situated on the fringe of Ossett town centre is this one bedroom mid terrace property benefitting from open plan lounge/kitchen/diner and a low maintenance rear garden.

With UPVC double glazing and gas central heating, the property briefly comprises of the open plan lounge/kitchen/dining room with access to an understairs storage cupboard and a further hallway with stairs leading to the first floor landing providing access to the double bedroom and bathroom/w.c. Outside there is off road parking for one vehicle to the front and to the rear is a low maintenance tarmacadam courtyard, perfect for outdoor dining and entertaining with a right of access for the neighbours.

Enjoying a tucked away position in Ossett, the property is well placed to the town centre with local amenities including shops and schools with local bus routes nearby.

An ideal investment opportunity which deserves an early appraisal to fully appreciate and 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

OPEN PLAN LOUNGE/KITCHEN/DINER
14'11" x 13'9" (max) x 11'10" (min) (4.56m x 4.21m (max) x 3.62m (min))

UPVC double glazed entrance door, central heating radiator, dado rail, access to an understairs storage cupboard, door to the further hallway, fitted storage units and electric fireplace with laminate hearth, surround and mantle. Range of wall and base units with laminate work surface over, stainless steel sink and drainer with tiled splash back. Space and plumbing for a washing machine and gas cooker. The Baxi combi boiler is housed in here.

HALLWAY
UPVC double glazed door to the rear garden and stairs to the first floor landing.

FIRST FLOOR LANDING
UPVC double glazed window to the rear, loft access, central heating radiator and doors to the bedroom and bathroom.

BEDROOM
12'1" x 13'9" (max) x 6'9" (min) (3.69m x 4.2m (max) x 2.06m (min))

Central heating radiator and UPVC double glazed window to the front.

BATHROOM/W.C.
6'8" x 8'5" (max) x 2'10" (min) (2.04m x 2.59m (max) x 0.87m (min))

UPVC double glazed frosted window to the rear, central heating radiator, extractor fan, low flush w.c., pedestal wash basin, panelled bath with mixer tap and shower head attachment. Partially tiled.

OUTSIDE
To the front of the property is off road parking for one vehicle. To the rear there is a small low maintenance tarmacadam courtyard, ideal for outdoor dining and entertaining with right of access for the bins between the neighbouring properties.

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.