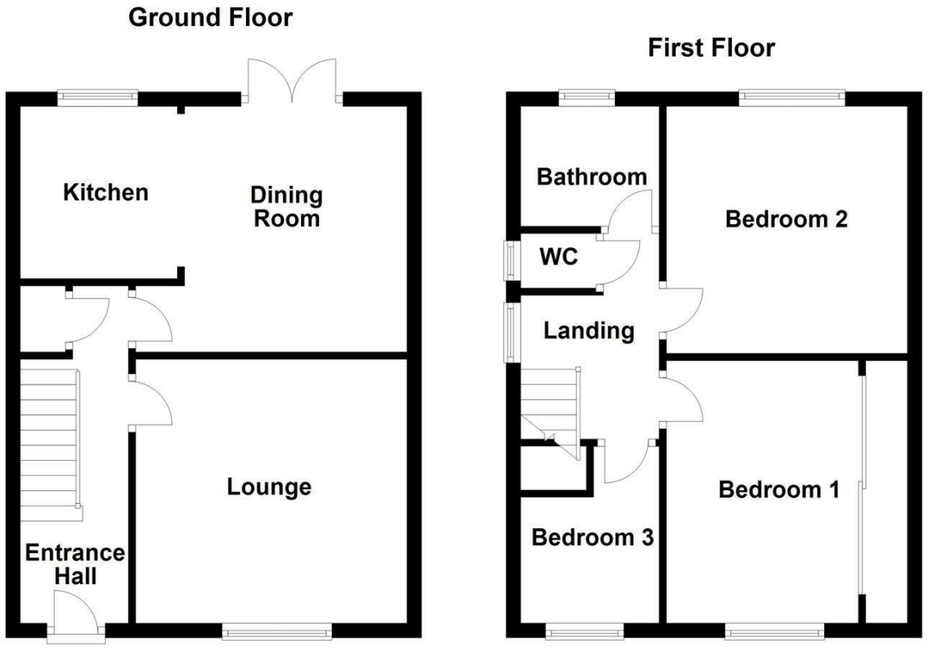
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



68 Church Street, Ossett, WF5 9DP

For Sale Freehold Offers In The Region Of £259,000

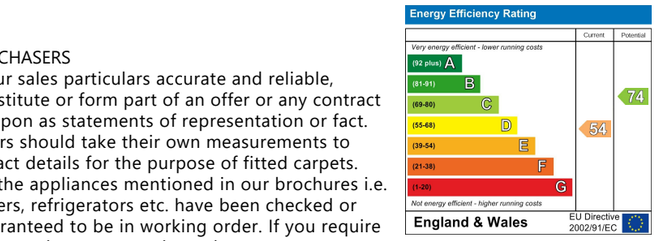
Occupying a corner plot position with potential to extend further, subject to planning consent, is this attractive three bedroom semi detached house benefitting double glazing and gas central heating.

The property fully comprises of entrance hall, lounge, dining room and kitchen. Stairs to the first floor landing there are three bedrooms, two of which are large doubles, bathroom/w.c. and separate w.c. Outside there are lawned gardens to front, side and rear.

Situated in a prime part of Ossett the property is well placed to local amenities including shops and good schools, with local bus routes nearby. Ossett also holds a market twice weekly and has great access to the motorway network.

An ideal home for the growing family and deserves an early viewing to fully appreciate the potential on offer and to avoid disappointment.

The Seller has obtained permission for a drop kerb at the property for future parking.



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 www.mortgagesolutionsofwakefield.co.uk
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 339572,
Pontefract & Castleford office 01977 798844 or 07776458351,
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 either side of the entrance door. Tiled effect floor, radiator and stairs to the first floor landing. Doors to under stairs storage cupboard, lounge and kitchen/diner.

LOUNGE
12'0" x 11'10" (3.66m x 3.63m)
Space for fuel effect electric fire set on a stone hearth and brick back. Timber framed window to the front and radiator.

DINING ROOM
11'11" x 11'11" (3.64m x 3.64m)
Space for a feature fire with brick back and tiled hearth. UPVC double glazed French doors to the rear, tiled effect floor, radiator and archway into kitchen.

KITCHEN
6'11" x 8'5" (2.11m x 2.59m)
Range of wall and base units with work surface over incorporating stainless steel sink and drainer with mixer taps, four ring gas hob with pull out filter hood above, integrated oven and grill, integrated fridge, space for freezer and integrated washing machine. Two UPVC double glazed windows to the rear, splash back tiles on the wall and drawers over the base units.

FIRST FLOOR LANDING
Loft access with drop down ladder. UPVC double glazed window to the side and doors to three bedrooms, bathroom/w.c. and separate w.c.

BEDROOM ONE
11'11" x 10'0" (3.64m x 3.07m)
Fitted wardrobes with sliding doors on one side, UPVC double glazed window to the front and radiator.

BEDROOM THREE
7'0" x 8'2" (2.14m x 2.50m)
UPVC double glazed window to the front, radiator and airing cupboard.

BEDROOM TWO
11'8" x 12'0" (3.58m x 3.67m)
UPVC double glazed window to the rear and radiator.

W.C.
Low flush w.c. and UPVC double glazed frosted window to the side.

BATHROOM/W.C.
5'6" x 6'11" (1.69m x 2.13m)
Pedestal wash basin, panelled bath with electric shower over, UPVC double glazed frosted window to the rear, radiator and part tiled walls.

OUTSIDE
To the front of the property there is lawned garden with plants, trees and shrubs. There is a lawned garden to the side well stocked with an array of mature plants, trees and shrubs with flagged patio areas. Whilst to the rear there is a timber framed summerhouse, lawned garden incorporating flagged patio. Permission has been granted for a drop kerb at the property for future parking.

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.