Richard Kendall Estate Agent

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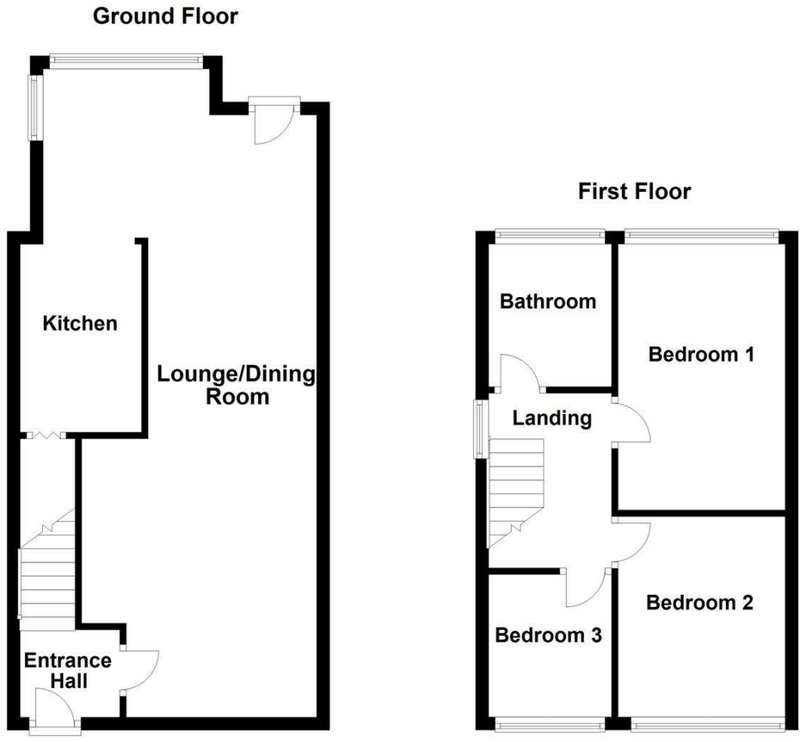
6 Healey View, Ossett, WF5 8LX

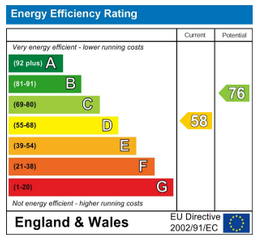
For Sale Freehold £195,000

A traditional three bedroom family home situated on the end of a short road, tucked away in an enviable backwater position.

The property has double glazed windows and a gas fired central heating system. Approachable from both the front and the rear, the entrance hallway opens into a large living room with an extended dining room to the rear that leads round into a fitted kitchen. On the first floor there are two double bedrooms plus a further single bedroom and a house bathroom/w.c. Outside, the property has well tended gardens to both the front and rear. There is also a garage to the rear.

Healey View is situated less than a mile to the South of the town centre facilities of Ossett. Ossett itself is a popular town and is within easy reach of the M1 motorway an within comfortable daily travelling distance of Wakefield, Leeds and Bradford.





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 front entrance door, central heating radiator and stairs to the first floor. Inner door to the living room.

LIVING ROOM
23'11" x 11'9" (7.3m x 3.6m)
Window overlooking the front garden, through lounge with UPVC composite door leading to rear garden and open plan kitchen diner. Gas central heating radiator.

DINING ROOM
13'9" x 7'10" (4.19m x 2.39m)
Window and UPVC door overlooking the rear garden. Central heating radiator, laminate flooring.

KITCHEN
9'2" x 6'2" (2.8m x 1.9m)
Fitted with a modern range of fitted wall and base units with laminate work surface over and tiled splash backs. Inset chrome sink wit mixer tap, four ring gas hob with filter hood over, built in over, space for under counter fridge and plumbing for an automatic washing machine. Useful understairs pantry store.

FIRST FLOOR LANDING
Window to the side.

BEDROOM ONE
14'1" x 8'6" (4.3m x 2.6m)
UPVC double glazed window to the rear aspect, gas central heating radiator.

BEDROOM TWO
9'10" x 8'6" (3.0m x 2.6m)
UPVC double glazed window to the front aspect, gas central heating radiator.

BEDROOM THREE
7'2" x 6'2" (2.2m x 1.9m)
UPVC double glazed window to the front aspect, gas central heating radiator.

BATHROOM/W.C.
7'6" x 6'2" (2.3m x 1.9m)
Fitted with a modern white three piece suite, pedestal sink basin and low flush w.c. Central heating radiator and UPVC double glazed frosted window to the rear aspect.

OUTSIDE
To the front the property has a well tended garden with a sitting area, lawn, mature planted beds and tall boundary hedge. To the rear of the house there is a further garden with block paved area and levelled off with a stone wall inclusive of a raised grassed area and steps to the side for aspect. There is a garage to the rear of the property.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

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

VIEWINGS
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.

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.