Richard Kendall Estate Agent

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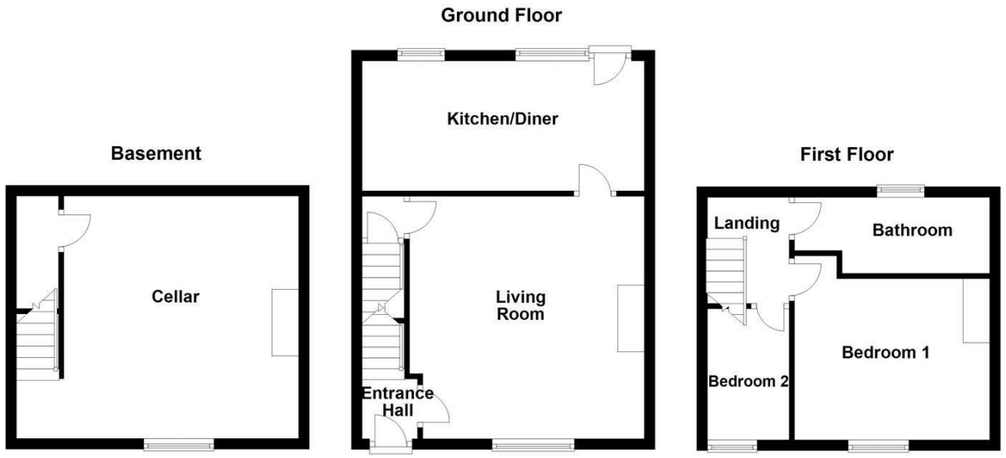
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



6 Intake Lane, Ossett, WF5 0RG

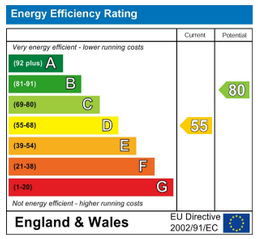
For Sale Freehold Offers In The Region Of £169,995

Renovated to an extremely high standard throughout is this two bedroom mid terrace home in Ossett. With modern kitchen diner and house bathroom/w.c. as well as boasting a large cellar room, the property also benefits from off road parking.

The accommodation fully comprises entrance hall, spacious living room, modern kitchen diner and large cellar room. To the first floor there are two bedrooms and contemporary house bathroom/w.c. Outside to the front there is off road parking, whilst to the rear there is an enclosed garden with timber decking. The property also benefits from the front elevation recently been re-pointed.

Situated in popular area of Ossett town, which benefits from a twice weekly market, local bus routes commuting to and from Dewsbury, Horbury and Wakefield. For those wishing to commute further afield there is great access to the M1 motorway.

Only a full internal inspection will reveal all that is on offer at this quality home.



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
New UPVC double glazed front entrance door with sunlight above, central heating radiator, laminate flooring, feature archway, staircase leading to the first floor landing and door into the living room.

LIVING ROOM
14'10" x 14'4" max x 13'6" min (4.53m x 4.39m max x 4.14m min)
Exposed brick chimney breast with a slate flagged hearth and stone surround (painted black), UPVC double glazed window to the front, central heating radiator, laminate flooring, inset spotlights to the ceiling, understairs area accessed via a door with further door to the cellar, door into the kitchen diner.

KITCHEN DINER
7'11" x 17'5" (2.43m x 5.33m)
Range of wall and base units with laminate work surface and upstands, integrated oven and grill with four ring ceramic hob and cooker hood, sink and drainer with mixer tap, central heating radiator, laminate flooring, two UPVC double glazed windows to the rear, combi condensing boiler, UPVC double glazed door leading out to the rear garden, plumbing and drainage for a washing machine, space for a dryer, space for fridge freezer, inset spotlights to the ceiling.

CELLAR
14'10" x 14'7" (4.53m x 4.45m)
Staircase leading down to the cellar room. Yorkshire stone flagged floor, original fireplace with stone hearth and exposed brick chimney breast, original curing table, UPVC double glazed frosted window to the front, water point connection.

FIRST FLOOR LANDING
Doors leading to the two bedrooms and the house bathroom/w.c.

BEDROOM ONE
10'7" x 11'4" max x 9'11" min (3.25m x 3.46m max x 3.03m min)
UPVC double glazed window to the front elevation, central heating radiator.

BEDROOM TWO
8'0" x 6'5" (2.46m x 1.98m)
UPVC double glazed window to the front, central heating radiator and loft access which has been re-insulated and is now boarded with space for storage.

BATHROOM/W.C.
10'9" x 4'9" max x 3'3" min (3.28m x 1.46m max x 1.01m min)
Modern fitted bathroom with panelled bath with shower screen, black waterfall mixer tap and mixer shower over having rain shower head and attachment, pedestal wash basin with black waterfall mixer tap, low flush w.c., part tiled walls, ladder style radiator, UPVC double glazed frosted window to the rear, inset spotlights to the ceiling, shaver socket point and wall mounted extractor fan.

OUTSIDE
To the front of the property there is a low maintenance pebbled driveway providing off road parking. A paved pathway leas to the front entrance door, whilst to the rear there is a low maintenance garden with timber decked patio, pebbled borders, timber panelled fences and brick walling surrounds.

COUNCIL TAX BAND
The council tax band for this property is A

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

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.