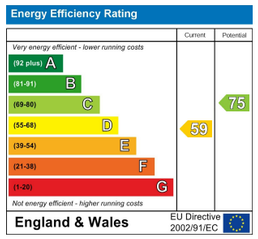


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



33A Wycliffe Street, Ossett, WF5 9ER

For Sale Freehold £125,000

A superb opportunity to acquire this large one bedroom terraced home, ideally located in the sought after village of Ossett benefitting from spacious accommodation and a low maintenance enclosed yard.

The accommodation briefly comprises an entrance hall, living room with feature fireplace, and a fitted kitchen with access to the lower ground floor cellar. To the first floor the landing leads to a spacious double bedroom with walk in wardrobe and a modern three piece house bathroom. Externally, the property enjoys on street parking to the front with direct access to the entrance door. To the rear is a fully enclosed, low maintenance paved yard, offering a private outdoor space.

Perfectly positioned close to a wide range of local amenities including shops, restaurants, and well regarded schools. There are excellent transport links are nearby, with regular bus routes into Wakefield city centre and the M1 motorway only a short drive away, making this an ideal home for first time buyers, professionals or those looking to downsize.

Only by viewing can one fully appreciate the charm and potential of this quality home, and an early inspection is highly recommended.



ACCOMMODATION

ENTRANCE HALL
Composite front entrance door, coving to the ceiling, staircase with handrail to the first floor landing and door into the living room.

LIVING ROOM
12'4" x 14'9" (3.76m x 4.52m)
UPVC double glazed window to the front aspect, central heating radiator, picture rail, ornate coving to the ceiling, electric fire with granite hearth and matching granite interior, wooden decorative surround. Doors leading to the kitchen and access to the cellar.



CELLAR
Storage area with tiled flooring and staircase back to the living room.

KITCHEN
6'11" x 10'4" (2.12m x 3.15m)
Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, freestanding oven and grill with four ring gas hob and cooker hood above. Space for full size fridge/freezer, space and plumbing for a washing machine, central heating radiator, fully tiled floor and UPVC double glazed window and door to the rear aspect.

FIRST FLOOR LANDING
UPVC double glazed window overlooking the rear elevation, doors leading to the bedroom and house bathroom.

BEDROOM ONE
10'1" x 12'4" (3.08m x 3.77m)
UPVC double glazed window overlooking the front elevation, central heating radiator and door into the walk in wardrobe.



WALK IN WARDROBE
UPVC double glazed window overlooking the front elevation, fitted wardrobe rails, fixed shelving, loft access and central heating radiator.

BATHROOM/W.C.
9'3" x 4'4" (2.84m x 1.34m)
Three piece suite comprising low flush w.c., pedestal wash basin and panel bath with mixer tap and shower attachment. Fully tiled floor, central heating radiator, UPVC double glazed frosted window to the rear elevation, wall mounted extractor fan and a door to the boiler cupboard housing a combi condensing boiler.



OUTSIDE
To the front of the property is on-street parking. To the rear there is a low maintenance paved yard with planted borders, fenced boundaries and solid brick built walls, making it fully enclosed.



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.