Richard Kendall
Estate Agent

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# 79 Healey Road, Ossett, WF58LT

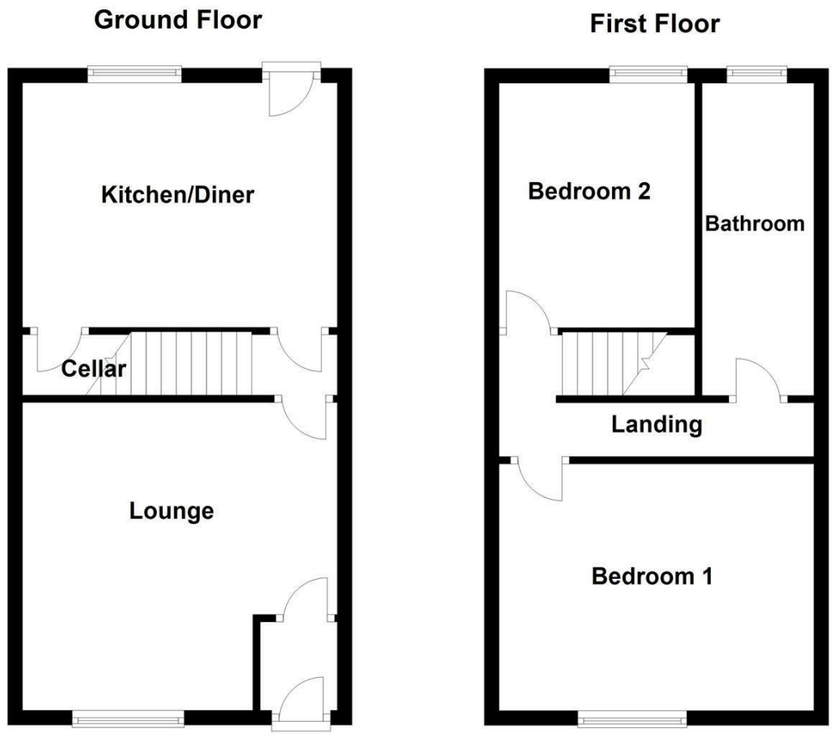
## For Sale Freehold £150,000

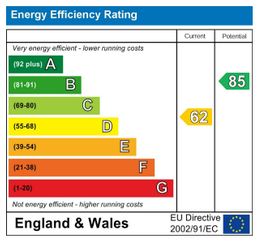
Situated with views of fields to the front and adjoining countryside, this two double bedroom mature mid terrace home is well appointed throughout and deceptive from the roadside.

The property benefits from UPVC double glazing and gas central heating, and fully comprises of entrance vestibule, lounge, inner hallway and kitchen/diner with access to the cellar. The first floor landing leads to two bedrooms and the house bathroom/w.c. Outside there is on street parking to the front and low maintenance garden to the rear.

The property is well placed to local amenities including shops and schools with main bus routes nearby and Ossetts twice weekly market. The M1 motorway is only a short drive away, perfect for those looking to commute further afield.

An ideal home for the first time buyer, couple or family looking to gain access to the property market and an early viewing comes highly recommended.




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 VESTIBULE
UPVC entrance door into entrance vestibule. Laminate floor and door into the lounge.

### LOUNGE
9'5" (min) x 13'10" (max) x 13'11" (2.89m (min) x 4.23m (max) x 4.25m)
Gas fire with tiled back, hearth and modern surround. Coving to the ceiling, UPVC double glazed window to the front, radiator and door to inner hallway.

### HALLWAY
Stairs to the first floor landing and door leading into the kitchen.

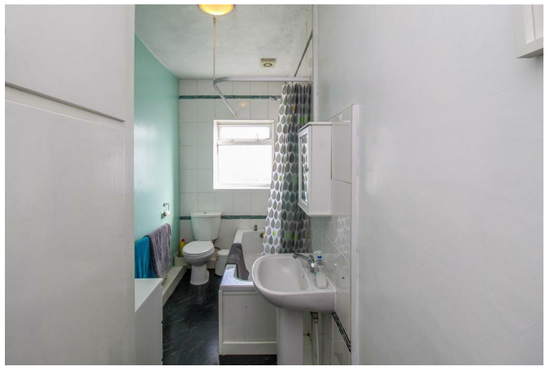
### KITCHEN/DINER
11'4" x 13'6" (3.47m x 4.14m)
Range of wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer with tiled splash back, space for fridge and freezer, space for a cooker, plumbing for a washing machine and space for a dishwasher. UPVC double glazed window and door to the rear. Radiator and door leading down to the cellar with light and power.

### FIRST FLOOR LANDING
Loft access, radiator and doors to two bedrooms and the bathroom.

### BEDROOM ONE
10'11" x 13'11" (3.33m x 4.25m)
UPVC double glazed window to the front, radiator, coving to the ceiling, built in wardrobes to one side of the wall and loft access.

### BEDROOM TWO
8'0" x 10'11" (2.44m x 3.35m)
UPVC double glazed window to the rear and radiator.

### BATHROOM/W.C.
13'11" x 5'1" (4.25m x 1.57m)
Three piece suite comprising low flush w.c., bath with mixer shower over and wash basin. UPVC double glazed window to the rear, radiator, part tiled walls and airing cupboard.



### OUTSIDE
There is on street parking to the front and a low maintenance flagged garden to the rear incorporating timber decked area and timber framed summerhouse.

### 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.