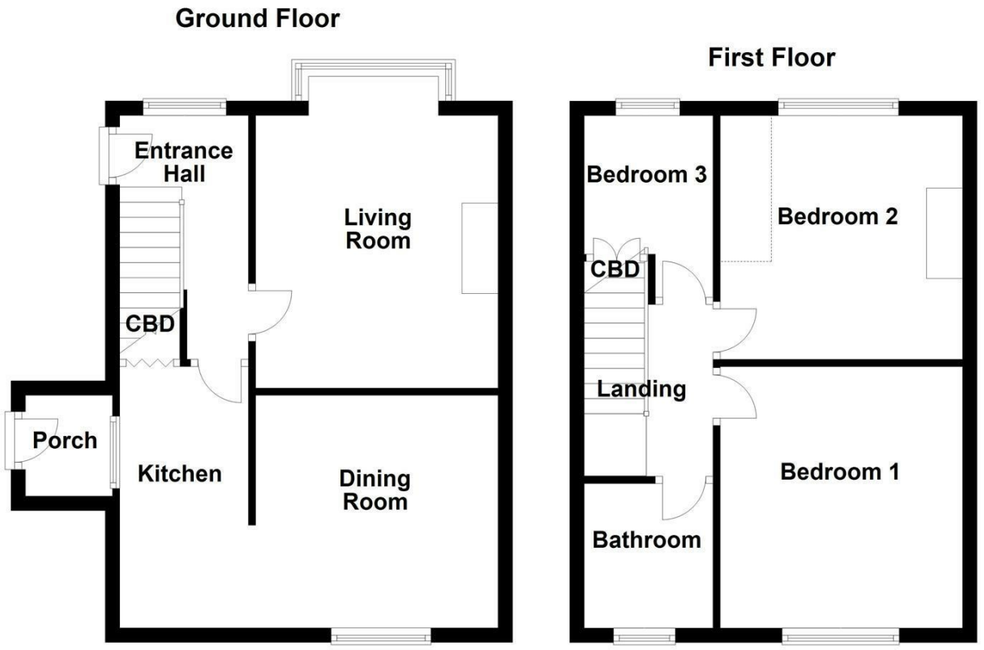

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



# 7 Birchen Hills, Ossett, WF5 8JA

## For Sale Freehold £150,000

Boasting stunning views to the rear of fields and adjoining countryside is this three bedroom detached family home which is in need of modernisation however offers huge potential throughout and to extend/develop further, subject to consent. This property would be ideal for the growing family looking to put a stamp on their own home.

The accommodation briefly comprises of entrance hall, living room, kitchen and dining room. To the first floor there is access to three bedrooms and the family bathroom as well as loft access. Outside, to the front there is a tarmac driveway providing off road parking and lawned garden with planted borders and wall surround. To the rear there is a lawned garden, decked areas and outbuildings.

Ossett is a very pleasant residential area which has always proved in demand with the homebuyer and is host to a good range of amenities including shops and schools, whilst there is a good access to the M1 motorway, which is only a short distance away.

An ideal opportunity to the discerning buyer looking to put their own stamp on and a viewing comes highly recommended.

## ACCOMMODATION

### ENTRANCE HALL
6'6" x 11'0" (2m x 3.37m)
UPVC front door leading into the entrance hall. UPVC double glazed window to the rear, central heating radiator, stairs providing access to the first floor with a stair lift. Timber doors with frosted glass panes into the living room and kitchen.

### LIVING ROOM
11'0" x 11'11" (3.37m x 3.64m)
UPVC double glazed box window to the rear, central heating radiator, gas fire and coving to the ceiling.

### KITCHEN
11'9" x 5'8" (3.59m x 1.75m)
A range of wall and base units with laminate work surface over, integrated electric oven, space and plumbing for under counter dishwasher, sink and drainer with mixer tap and opening into the dining room. UPVC double glazed window looking into the side porch and a further cupboard.

### DINING ROOM
10'6" x 11'10" (3.21m x 3.62m)
Central heating radiator and a UPVC double glazed window to the front, exposed beams to the ceiling.

### FIRST FLOOR LANDING
UPVC double glazed window to the side, doors leading to bedrooms and bathroom/w.c. Loft access.

### BEDROOM ONE
10'9" x 11'5" (3.3m x 3.48m)
Central heating radiator and UPVC double glazed window to the front, range of storage units. This room houses the Worcester combi boiler.

### BEDROOM TWO
11'4" x 11'11" (3.47m x 3.64m)
UPVC double glazed window to the rear elevation, central heating radiator, fitted wardrobes with timber doors.

### BEDROOM THREE
6'0" x 8'2" max x 6'4" min (1.83m x 2.5m max x 1.95m min)
Central heating radiator, UPVC double glazed window to the rear, further storage cupboard with a set of double doors.

### BATHROOM/W.C.
5'9" x 6'6" (1.77m x 2m)
Chrome ladder central heating radiator, UPVC double glazed frosted window to the front, pedestal wash basin with stainless steel tap, low flush w.c., bath with stainless steel tap and fully tiled.

### OUTSIDE
To the front, the garden is mainly laid to lawn with planted borders, walls surrounding. To the front and down the side there is a tarmacadam driveway with parking for two/three vehicles and leads to outbuildings. To the rear garden there are decked patio areas, mostly laid to lawn with several outbuildings, which is in need of renovation and clearing.

### DISCLAIMER
Please be advised that there is a strip of land to front of the property that is not included within the sale which subsequently means that there is no formal right of access to the property. We suggest all potential purchasers obtain legal advice before viewing/placing an offer on the property.

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

### 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.