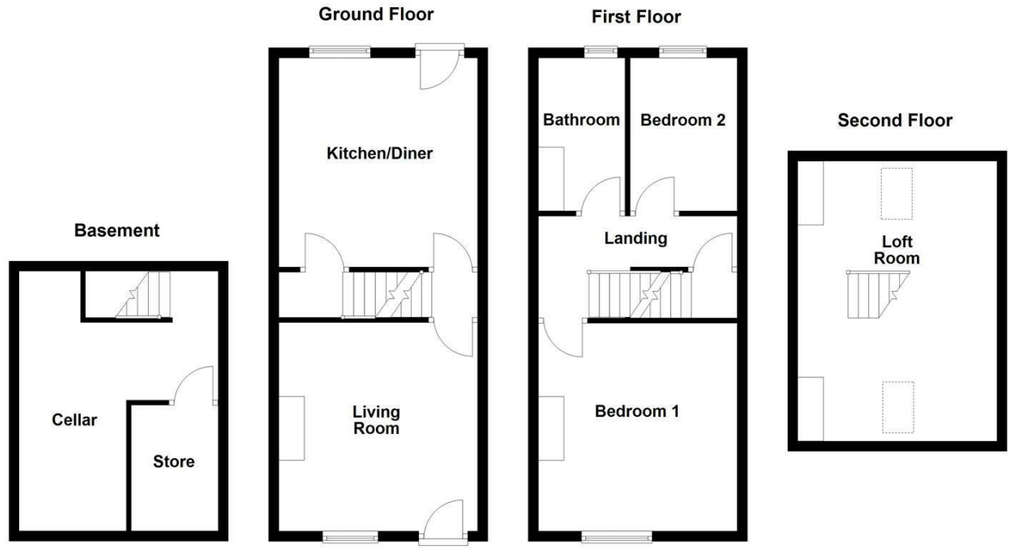
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



47 Ryecroft Street, Ossett, WF5 9EJ

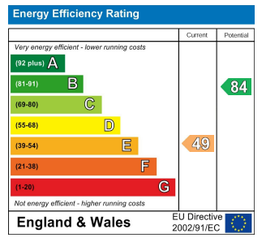
For Sale Freehold £189,950

Deceptive from the front is this attractive, two bedroom terrace home with good size loft room, which could be used for a variety of purposes. The property offers far more accommodation than first appears from the front elevation. Boasting well proportioned living space throughout, the property benefits from generous reception space, and close proximity to a wide range of local amenities, making it an opportunity not to be missed.

The accommodation briefly comprises a living room to the front, with access to an inner hallway providing stairs to the first floor and leading through to the kitchen diner at the rear. The kitchen diner also provides access down to the cellar and out to the rear of the property. To the first floor are doors leading to bedroom one, bedroom two, and the house bathroom, along with stairs rising to the second floor where the loft room is located. Externally, to the front of the property there is a small buffer garden, mainly paved for ease of maintenance, enclosed by wall and timber fencing with an iron gate providing access. To the rear there is a communal area with access available for neighbouring properties.

The property is ideally located for a range of buyers, including first time purchasers, growing families, and investors alike, offering a fantastic opportunity in a convenient location. Ossett town centre is within walking distance and provides a good selection of shops, schools, and everyday amenities. Local bus routes run nearby, while train stations in neighbouring towns such as Dewsbury and Wakefield provide links to major cities including Leeds, Manchester, and London. The M1 motorway network is also only a short drive away, making the property ideal for commuters.

Only a full internal inspection will truly reveal the space and potential on offer at this property, and early viewing is highly recommended to avoid disappointment.



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

LIVING ROOM
11'6" x 13'5" (max) x 12'9" (min) (3.52m x 4.10m (max) x 3.90m (min))
UPVC frosted double glazed front entrance door, UPVC double glazed window to the front elevation, central heating radiator, open fireplace with marble hearth, wooden surround and mantel, picture rail to the ceiling, and door leading through to the inner hallway.

KITCHEN DINER
13'2" x 12'9" (4.03m x 3.90m)
Frosted UPVC double glazed door to the rear, UPVC double glazed window to the rear elevation, access to the cellar, central heating radiator, and a range of shaker style wall and base units with laminate work surface over. Stainless steel 1 1/2 sink and drainer with mixer tap, four ring gas hob with stainless steel splashback and extractor hood over, integrated oven, plumbing for a washing machine, space for a fridge freezer, and housing for the Worcester combination boiler.

CELLAR
5'4" x 12'10" (max) x 13'9" (min) (1.64m x 3.92m (max) x 4.20m (min))
Accessed from the kitchen diner, the cellar benefits from power and lighting and provides access to a useful cellar store along with the gas and electric meters.

CELLAR STORE
7'7" x 5'7" (2.32m x 1.71m)
Useful storage area located off the main cellar.

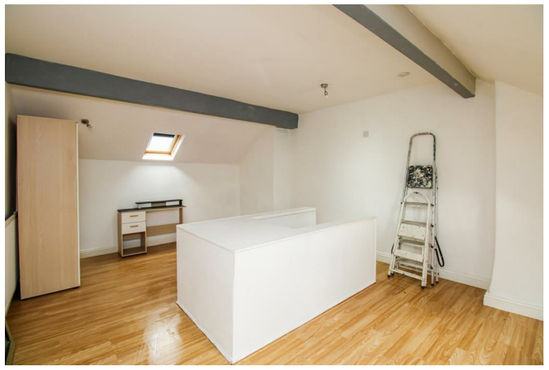
FIRST FLOOR LANDING
Doors leading to bedroom one, bedroom three, and the bathroom, with stairs providing access to bedroom two.

BEDROOM ONE
11'6" x 13'5" (max) x 12'9" (min) (3.51m x 4.10m (max) x 3.90m (min))
UPVC double glazed window to the front elevation and central heating radiator. The bedframe and wardrobe will be staying in the property.

BEDROOM TWO
6'10" x 9'10" (2.10m x 3.0m)
UPVC double glazed window to the rear elevation and central heating radiator.

BATHROOM
9'10" x 5'6" (max) x 4'3" (min) (3.0m x 1.70m (max) x 1.32m (min))
Frosted UPVC double glazed window to the rear elevation, central heating radiator, low flush WC, pedestal wash basin with tiled splashback, panelled bath with mixer tap and shower attachment, glass shower screen, and partially tiled walls.

LOFT ROOM
18'0" (max) x 12'9" (min) (5.50m (max) x 3.91m (min))
Located on the second floor, having two Velux skylights, exposed beams, sloping ceiling, and central heating radiator. Can be used for a variety of purposes.



OUTSIDE
To the front of the property is a small buffer garden, mainly paved for low maintenance, with wall and timber fencing surround and iron gate providing access to the front entrance door.

PLEASE NOTE - REAR OF THE PROPERTY
Please note the rear garden arrangement is subject to clarification and is not included within the property ownership. We are advised by our client that there is a small, partially enclosed seating area at the rear which has been used by the property in excess of 10 years during their ownership.

PLEASE NOTE
The property is 89 sq. meters with additional space including a cellar and a loft room (bedroom two).

LANDLORDS/INVESTORS PLEASE NOTE
Landlords and investors, this property offers rental potential, we have an estimated rental value of £950 Per Calendar Month. If you purchase through Richard Kendall Estate Agent and appoint our lettings team to manage the tenancy, you will receive the first three months of property management free on a twelve month term. You get a simple start, a clear plan and support from a team that looks after homes across the area. Want to explore this option? Get in touch and we will guide you through the next steps.

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.

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.