Richard Kendall
Estate Agent

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20 Park Lands, Ossett, WF5 0JY

For Sale Freehold Offers In The Region Of £185,000

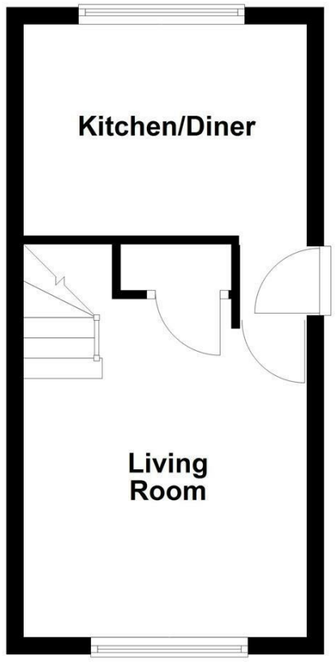
Enjoying a cul-de-sac location is this superbly presented two bedroom semi detached property located on a modern development benefitting from off road parking and enclosed low maintenance garden.

The property briefly comprises of the entrance hall, modern kitchen/diner and living room. The first floor landing leads to two good sized bedrooms and modern shower room. Outside to the front is a rockery style garden with off road parking to the side for one vehicle. To the rear is an enclosed garden with paved patio areas, timber shed and artificial lawn.

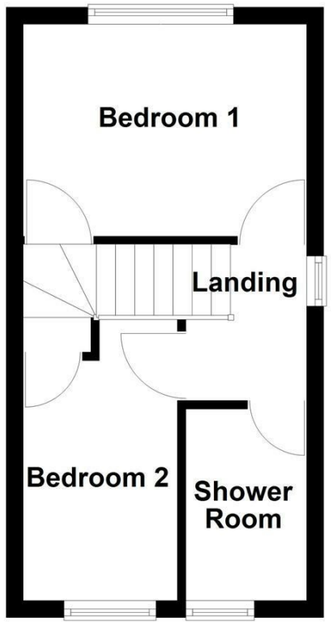
Situated in a popular part of Ossett the property is well placed to local amenities including shops and schools with local bus routes nearby. Ossett benefits from its twice weekly market and good access to the motorway network.

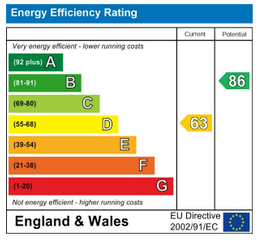
Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

Ground Floor



First Floor





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
Composite side entrance door, leading into the kitchen/diner and a door into the living room.

KITCHEN/DINER
8'1" x 10'11" (2.48m x 3.33m)
Range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with swan neck mixer tap, integrated oven and grill with four ring gas hob and cooker hood. Display cabinets with glass shelving, space for a small under counter fridge/freezer, space and plumbing for a washing machine and matching cupboard housing the combi condensing boiler. Central heating radiator and UPVC double glazed window overlooking the rear aspect

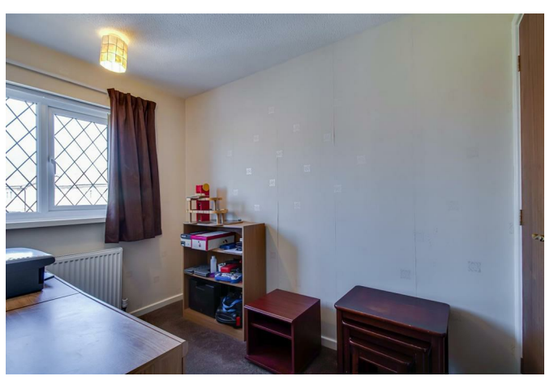
LIVING ROOM
11'10" (min) x 15'0" (max) x 10'11" (3.63m (min) x 4.58m (max) x 3.33m)
UPVC double glazed window overlooking the front aspect, stairs to the first floor landing with understairs storage cupboard, living flame effect gas fire on a marble hearth with marble matching interior and wooden decorative surround.

FIRST FLOOR LANDING
UPVC double glazed frosted window overlooking the side elevation, loft access with bi-folding wooden staircase ladder, doors to two bedrooms and shower room.

SHOWER ROOM/W.C.
7'4" x 4'7" (2.25m x 1.42m)
Modern three piece suite comprising pedestal wash basin with mixer tap, enclosed shower cubicle with rain shower head attachment and low flush w.c. Fully tiled walls, central heating radiator and UPVC double glazed frosted window overlooking the front elevation.

BEDROOM ONE
8'1" x 10'10"m (2.48m x 3.32mm)
UPVC double glazed window overlooking the rear elevation, central heating radiator and door providing access into the built in single wardrobe.

BEDROOM TWO
5'11" x 10'4" (max) x 9'4" (min) (1.81m x 3.17m (max) x 2.85m (min))
UPVC double glazed window overlooking the front elevation, central heating radiator and door providing access into an overstairs storage cupboard.



OUTSIDE
To the front of the property is rockery style pebbled garden with plants within and a driveway to the side providing off road parking. A timber gate provides access into the enclosed rear garden where there is paved patio areas, perfect for entertaining and dining purposes with an artificial lawn and timber shed, surrounded by timber fencing.

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

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.