Richard Kendall Estate Agent

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41 South Parade, Ossett, WF5 0EF

For Sale Freehold £200,000

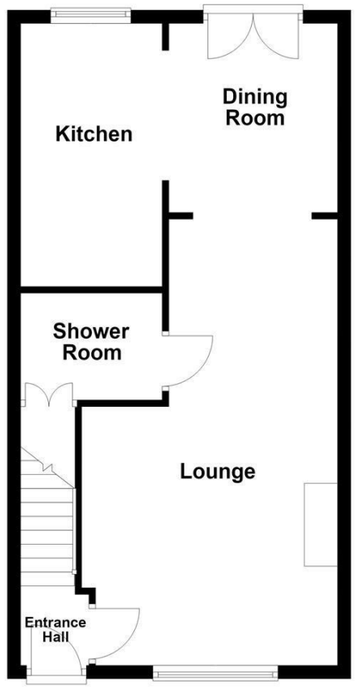
Situated in the sought after market town of Ossett is this well presented three bedroom mid townhouse, offering spacious and well proportioned accommodation throughout. Benefitting from three good sized bedrooms, generous reception space enhanced by a rear extension, off road parking and an enclosed rear garden, the property would make an ideal purchase for first time buyers, professional couples and families alike.

The accommodation briefly comprises an entrance hall with staircase leading to the first floor and access into the spacious living room. From here, access is provided to a useful downstairs shower room and the separate dining room, which in turn leads through to the kitchen and provides access to the rear. To the first floor, the landing provides access to three well proportioned bedrooms and the house bathroom. Bedroom three benefits from a generous storage cupboard, which also provides access to the loft. Externally, the front of the property has been designed with low maintenance in mind, with a paved driveway providing off road parking for two vehicles. Gated access to the side leads through to the rear garden. The enclosed rear garden is arranged over tiers and incorporates a paved patio area, creating an ideal space for outdoor dining and entertaining. The garden is enclosed by timber fencing, making it particularly suitable for children and pets.

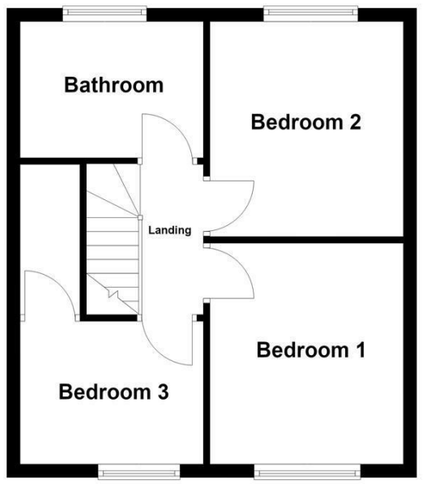
Ossett is a highly regarded market town offering an excellent range of shops, schools and everyday amenities within easy reach, particularly around the town centre. Regular bus services operate nearby, while Wakefield and Dewsbury railway stations provide connections to major destinations including Leeds, Manchester and London. The M1 motorway network is also only a short drive away, making the property particularly convenient for commuters.

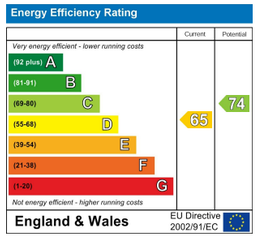
Offered for sale with no chain, an early viewing is highly recommended to fully appreciate the space and accommodation this attractive home has to offer.

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 front entrance door with frosted glazed panel leading into the entrance hall. Coving to the ceiling, staircase providing access to the first floor landing and door leading through to the lounge.

LOUNGE
22'2" x 12'8" (6.76m x 3.88m)
Aluminium framed double glazed window overlooking the front elevation, two central heating radiators, coving to the ceiling and feature gas fire with marble surround. Access is provided to the downstairs shower room, with an opening leading through to the dining room.



DINING ROOM
9'0" x 7'9" (2.76m x 2.37m)
Central heating radiator and UPVC double glazed French doors opening directly onto the rear garden. Opening through to the kitchen.

KITCHEN
7'4" x 13'1" (2.25m x 4.00m)
UPVC double glazed window overlooking the rear elevation and central heating radiator. Fitted with a range of wall and base units with laminate work surfaces over, incorporating a composite one and a half bowl sink and drainer with mixer tap. Tiled splashbacks, four ring electric hob, integrated oven, integrated fridge freezer and space and plumbing for a washing machine.



SHOWER ROOM/W.C.
5'3" x 7'1" (1.61m x 2.16m)
Wet room style shower room with electric shower, low flush W.C. and pedestal wash basin. Fully tiled throughout, chrome ladder style central heating radiator, extractor fan and access to useful understairs storage.



FIRST FLOOR LANDING
Coving to the ceiling and doors providing access to bedrooms one, two and three and the house bathroom.

BEDROOM ONE
11'1" x 10'0" (3.38m x 3.07m)
Aluminium framed double glazed window overlooking the front elevation, central heating radiator and a range of fitted wardrobes with partially mirrored sliding doors.



BEDROOM TWO
10'0" x 10'7" (3.07m x 3.25m)
UPVC double glazed window overlooking the rear elevation, central heating radiator and coving to the ceiling. Fitted storage cupboard housing the Vaillant boiler.



BEDROOM THREE
9'2" x 7'0" (2.81m x 2.15m)
Aluminium framed double glazed window overlooking the front elevation, central heating radiator and access to a useful storeroom.

BATHROOM/W.C.
9'1" x 6'7" (2.78m x 2.02m)
Frosted UPVC double glazed window overlooking the rear elevation and central heating radiator. Fitted with a low flush W.C., pedestal wash basin and panelled bath with mains fed shower attachment. Fully tiled throughout.



OUTSIDE
To the front is a low maintenance garden, predominantly block paved to provide off road parking for two vehicles. The driveway leads to the front entrance and also provides access to the side of the property and access to a useful outdoor storage cupboard. The tiered rear garden incorporates concrete and paved patio areas, ideal for outdoor dining and entertaining, together with planted borders containing a variety of mature shrubs and flowers. The garden is fully enclosed by timber fencing and walling.



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.