Richard Kendall Estate Agent

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2 Hilda Street, Ossett, WF5 0JJ

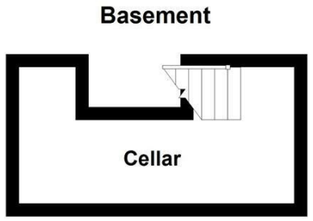
For Sale Freehold Guide Price £115,000

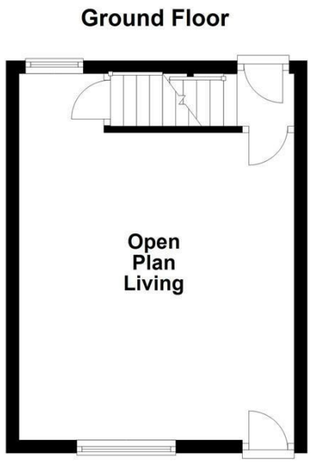
Situated in Ossett is this well presented one bedroom end terrace property benefiting from off street parking, open plan living, UPVC double glazing and gas central heating.

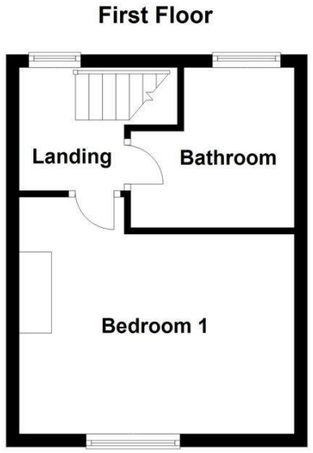
The accommodation briefly comprises of an open plan living kitchen, one double bedroom and bathroom/w.c. Externally there is driveway parking to the side of the property and shared lawn to the rear.

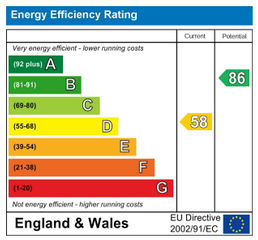
Situated in Ossett, the property is ideally located for all local shops and amenities including schools and is only a short drive away from the M1 motorway network for those commuting further afield for work.

Ready to move into, this would make an ideal starter home or rental and a viewing is 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.

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Pontefract & Castleford office 01977 798844 or 07776458351,
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Alternatively email vince@mortgagesolutionsofwakefield.co.uk or chris@mortgagesolutionsofwakefield.co.uk

*your home may be repossessed if you do not keep up repayments on your mortgage

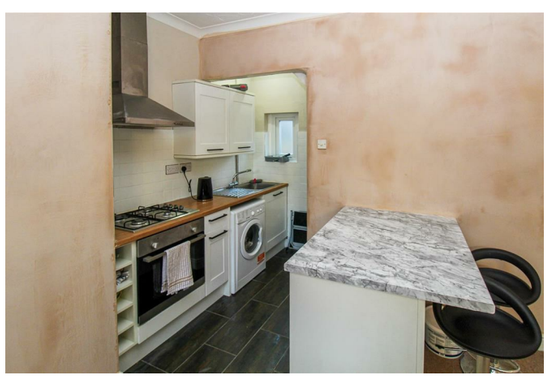
FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

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

OPEN PLAN LIVING KITCHEN
15'6" x 13'11" (4.73m x 4.25m)
Front UPVC door into the open plan living kitchen, UPVC double glazed window to the front elevation, frosted UPVC double glazed window to the rear, gas central hating radiator, open fireplace, wall light. The kitchen areas has wall and base units for storage, Island with worktop, integrated gas hob with oven and cooker hood, stainless steel sink and drainer unit, plumbing for washing machine, space for fridge freezer, door into storage cellar.



INNER HALLWAY
Gas central heating radiator, rear UPVC door to the shared garden.

FIRST FLOOR LANDING
Rear UPVC double glazed window, gas central heating radiator, access to the bedroom and bathroom/w.c.

BEDROOM
14'4" x 14'2" (4.38m x 4.32m)
UPVC double glazed window to the front, gas central heating radiator, built in wardrobe with sliding doors, original fireplace and built in shelving units.

BATHROOM/W.C.
8'2" x 8'0" (2.5m x 2.46m)
UPVC double glazed frosted window to the front elevation. Three piece suite comprising wall mounted shower over the bath tub, low flush w.c. and wash hand basin with mixer tap. Gas central heating radiator, part tiled walls, built in storage over the stairs bulkhead housing the boiler.

OUTSIDE
Parking space to the side of the property and a shared rear garden. The driveway has to provide access to the unit behind between reasonable hours

COUNCIL TAX BAND
The council tax band for this property is A

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

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.