Richard Kendall Estate Agent

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59 Manor Road, Ossett, WF5 0LD

For Sale Freehold £200,000

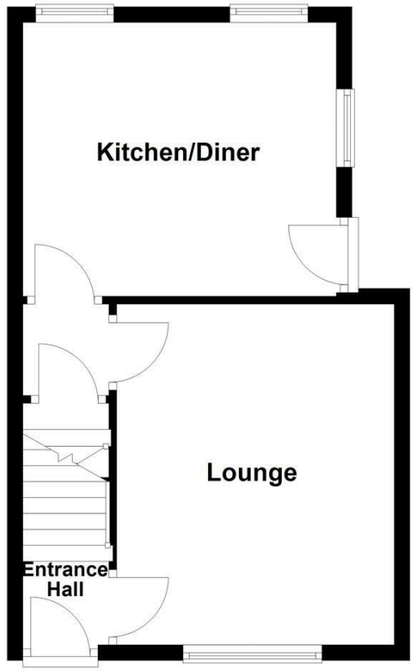
Deceptive from the main roadside is this spacious and two bedroom detached home benefitting from large garden to the rear and off street parking.

The property fully comprises of the entrance hall, lounge, kitchen/diner with access down to the cellar. The first floor landing leads to two bedrooms and bathroom. Outside there is a small low maintenance flagged garden to the front and large lawned garden to the rear incorporating flagged patio area with adjacent parking to the rear for two vehicles accessed via Station Road.

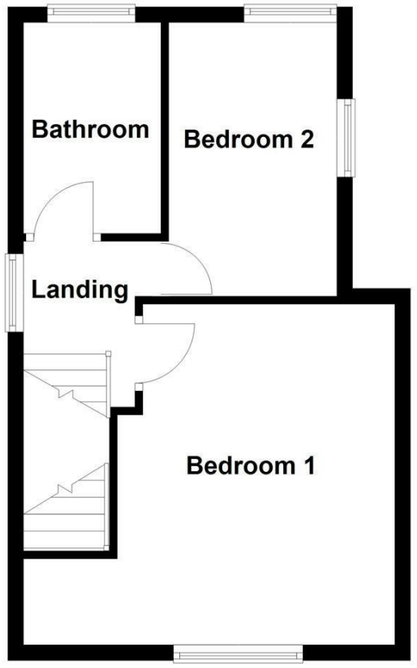
Situated in a popular part of Ossett the property is well placed to local amenities including shops and schools with local bus routes nearby. Ossett benefits from its twice weekly market and good access to the motorway network.

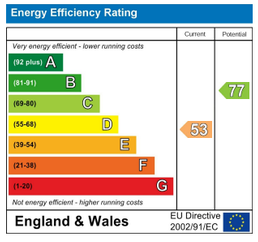
In need of updating however offering huge potential, an ideal home for the first time buyer, couple or family looking to put their own on stamp on and offers further potential to extend, subject to consent. Offered for sale with no chain and vacant possession, an early viewing comes highly recommended.

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
UPVC entrance door, radiator, stairs to the first floor landing and door to the lounge.

LOUNGE
11'9" x 14'3" (3.59m x 4.36m)
UPVC double glazed window to the front, radiator, coving to the ceiling and gas fire with original tiled surround. Door to the inner lobby.

INNER LOBBY
Door down to the cellar and door to the kitchen/diner.

KITCHEN/DINER
13'1" x 11'7" (4.0m x 3.55m)
Range of wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap, space for a fridge/freezer, space for a cooker and plumbing for a washing machine. UPVC double glazed windows to the rear and side, UPVC door to the side, radiator and coving to the ceiling.

FIRST FLOOR LANDING
Loft access, UPVC double glazed circular frosted window to the side, doors to two bedrooms and bathroom.

BEDROOM ONE
10'2" (min) x 14'11" (max) x 14'2" (3.11m (min) x 4.55m (max) x 4.33m)
UPVC double glazed window to the front and two radiators.

BEDROOM TWO
11'7" x 7'7" (3.55m x 2.32m)
Central heating radiator, UPVC double glazed windows to the rear and side.

BATHROOM/W.C.
5'1" x 8'6" (1.56m x 2.61m)
Low flush w.c., pedestal wash basin, panelled bath with electric shower over, part tiled walls, radiator and UPVC double glazed frosted window to the rear.

OUTSIDE
To the front is a small low maintenance flagged garden area. There is a pathway to the side of the house leading to the back garden. To the rear is a large lawned garden incorporating flagged patio area and section to the rear of the garden which could provide off street parking for two vehicles.

PLEASE NOTE
The vendor advises us that he owns the access from the rear of the garden all the way down to Station Road.

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.