Richard Kendall Estate Agent

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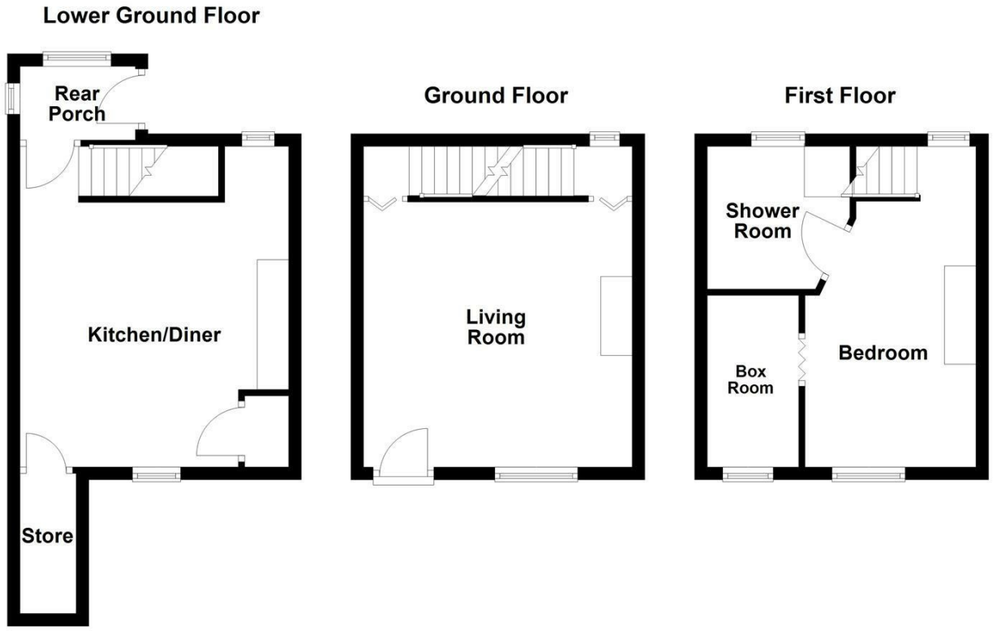


199 Station Road, Ossett, WF5 0LB

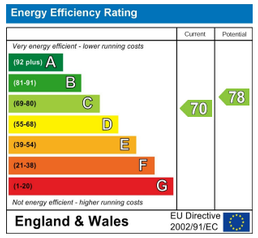
For Sale Freehold Offers Over £75,000

Situated in the sought after town of Ossett is this unique one bedroom mid terrace property, with accommodation arranged over three floors and offering well proportioned living space throughout. Benefitting from a good sized bedroom with adjoining shower room and versatile box room, along with an enclosed patio style garden, this property is not to be missed.

The accommodation briefly comprises a living room to the ground floor, with access to both the first floor and the lower ground floor. The lower ground floor features a kitchen diner with access to a useful store and a rear porch leading out to the garden. To the first floor, there is access to the loft and a spacious bedroom, which in turn leads through to the shower room and a versatile box room housing the Worcester combination boiler. Externally, to the front there is a buffer garden mainly pebbled with planted features, steps leading to the entrance door and enclosed by walling and fencing with an iron gate. The rear garden is designed for low maintenance and incorporates a concrete patio area, ideal for outdoor dining and entertaining, with wall boundaries and a timber gate providing rear access.

Ossett is a popular location for a wide range of buyers including first time purchasers, professional couples and investors. A good selection of shops, schools and amenities are within walking distance, particularly within Ossett town centre. The area is well served by local bus routes, and nearby train stations in Wakefield and Dewsbury provide links to Leeds, Manchester and London. The M1 motorway is also easily accessible for those commuting further afield.

The property offers excellent potential with a degree of modernisation required, making it an ideal opportunity for buyers looking to personalise a home. Early 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.

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
13'9" (max) x 13'11" (min) x 12'10" (4.20m (max) x 4.26m (min) x 3.92m)

A frosted UPVC double glazed entrance door leads into the living room. UPVC double glazed window to the front, central heating radiator, stairs to the first floor landing and stairs down to the lower ground floor. Open fireplace with tiled hearth and surround with mantel.

KITCHEN DINER
16'4" x 14'0" (max) x 4'7" (min) (5.00m x 4.28m (max) x 1.41m (min))

UPVC double glazed windows to both the front and rear, access to a storage cupboard and door through to the rear porch. Fitted with wall and base units with laminate work surface, partial decorative wood panelling to one wall, stainless steel sink and drainer with mixer tap and tiled splashback. Space and plumbing for a washing machine, space for a gas cooker and fridge freezer.

FIRST FLOOR LANDING

BEDROOM ONE
16'7" x 8'7" (max) x 3'8" (min) (5.08m x 2.62m (max) x 1.13m (min))

Two UPVC double glazed windows to the front and rear, two central heating radiators, loft access and doors leading to the shower room and versatile box room.

BOX ROOM
8'10" x 5'1" (2.71m x 1.57m)

Versatile space which could be used as a study or nursery. UPVC double glazed window to the front, central heating radiator, Worcester combi boiler and fitted storage cupboards.

SHOWER ROOM/W.C.
7'5" (max) x 7'4" (min) x 3'10" (2.27m (max) x 2.26m (min) x 1.18m)

Frosted UPVC double glazed window to the rear, fitted storage cupboards, central heating radiator, low flush W.C., pedestal wash basin and walk-in shower with electric shower and wet wall panel surround. Partial tiling.

OUTSIDE
To the front, there is a buffer garden which is mainly pebbled with planted features and steps leading up to the entrance door, enclosed by railings with a gate. To the rear, the garden is low maintenance with a concrete patio area, ideal for outdoor dining and entertaining, with walled boundaries and a timber gate providing access.

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.

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.