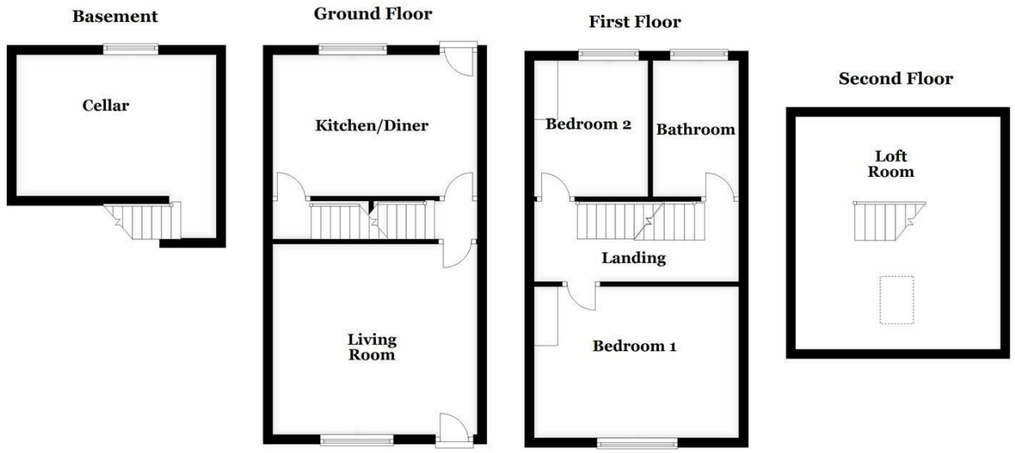
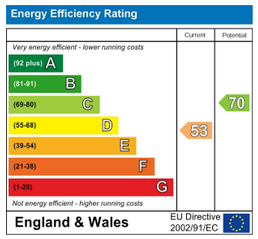


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

3 Cromwell Place, Ossett, WF5 9LP

For Sale Freehold £150,000

Situated in Ossett is this two bedroom mid terrace property benefitting from enclosed rear garden along with a useful cellar and loft room.

The property briefly comprises of a living room leading through into the hallway which provides access to the first floor landing via the stairs and access through to the fitted kitchen. The kitchen houses doors which lead to the cellar and to the rear garden. To the first floor landing there are two bedrooms and family bathroom/w.c and space saving stairs providing access to the second floor loft room perfect for many uses. Externally the property has easy to maintain tarmac driveway with parking for two vehicles to the front and a paved and stoned patio area to the enclosed rear garden.

This property is ideally located for all local shops and amenities that Ossett has to offer including a twice weekly market. It is only a short drive away from the motorway network, for those looking to commute further afield.

This property has potential to make a fantastic first time home or investment opportunity and a viewing is highly recommended.

ACCOMMODATION

LIVING ROOM
14'2" x 13'3" (4.32m x 4.04m)
Electric fire with marble effect hearth and mantle, coving to the ceiling, central heating radiator and UPVC double glazed window overlooking the front elevation. Timber framed door leads into the hallway.

HALLWAY
Central heating radiator and timber framed door providing access into the kitchen.

KITCHEN
14'0" x 9'10" (4.29m x 3.0m)
Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer, integrated electric oven with five ring gas hob and tiled splash back, space and plumbing for a washing machine and dryer under the counter, space and plumbing for a fridge/freezer, central heating radiator, coving to the ceiling, UPVC double glazed window and UPVC double glazed door with frosted window pane overlooking the rear elevation. Timber door leading down to the cellar.

CELLAR
13'6" x 12'10" (4.13m x 3.92m)
Power and light within and UPVC double glazed window overlooking the rear elevation.

FIRST FLOOR LANDING
Timber doors leading through to two bedrooms and family bathroom/w.c.

BEDROOM ONE
10'0" x 14'0" max x 12'10" min (3.06m x 4.29m max x 3.92m min)
Two UPVC double glazed windows overlooking the front elevation, central heating radiator and coving to the ceiling.

BEDROOM TWO
10'0" x 7'10" (3.06m x 2.41m)
Central heating radiator, coving to the ceiling and UPVC double glazed window overlooking the rear elevation.

BATHROOM/W.C.
5'10" x 10'0" (1.78m x 3.05m)
Low flush w.c., pedestal wash basin, bath with hot/cold taps, shower cubicle with electric shower and glass shower screen. UPVC double glazed frosted window overlooking the rear elevation, coving to the ceiling, central heating radiator and stairs providing access to the loft room.

LOFT ROOM
12'5" x 18'2" (3.8m x 5.56m)
Velux double glazed window overlooking the front elevation and LED ceiling spotlights.

OUTSIDE
To the front of the property there is wooden gates access onto a tarmacadam driveway providing off road parking for two cars with timber fence and wall to either side. To the rear garden there are stairs leading down to a concrete patio area along with pebbled area and planted borders enclosed by timber panelled surround fences.

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.