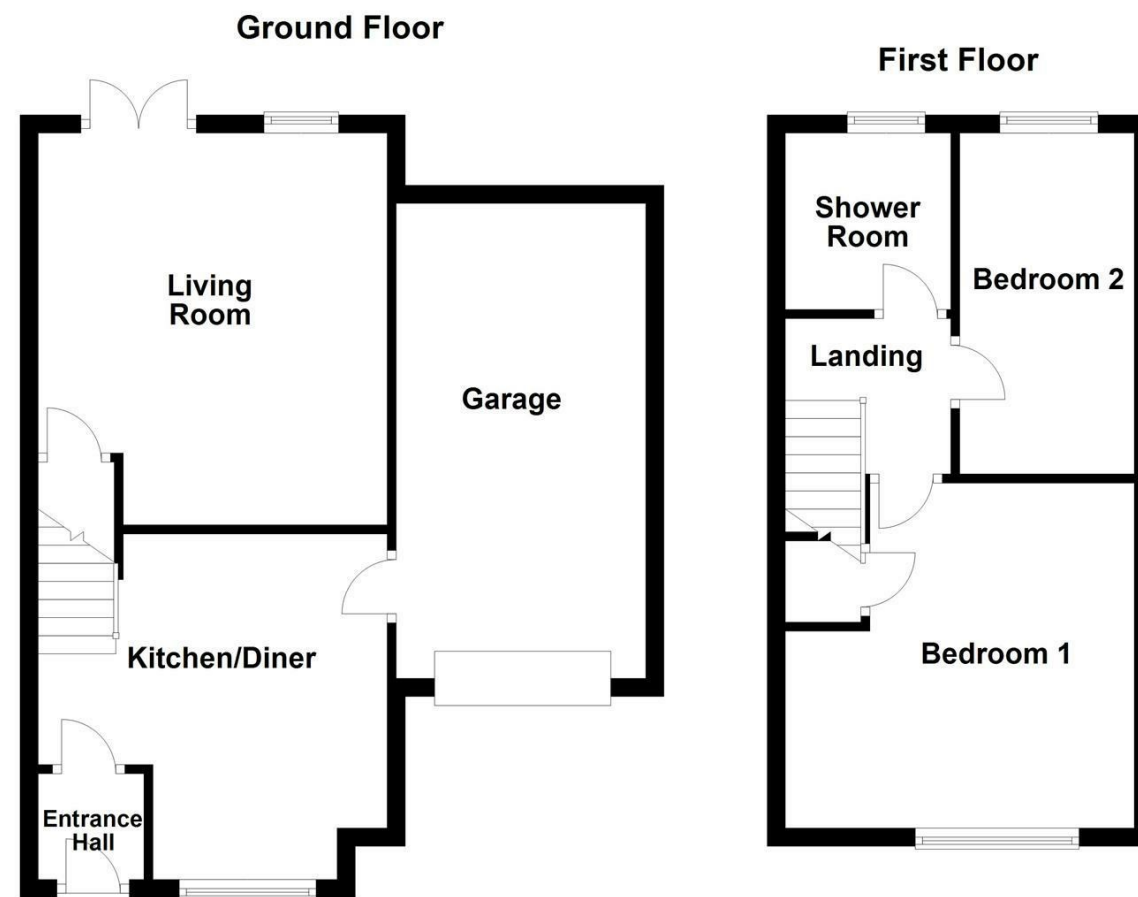




**WAKEFIELD** | **OSSETT** | **HORBURY**  
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## 2 Maple Court, Ossett, WF5 0DP

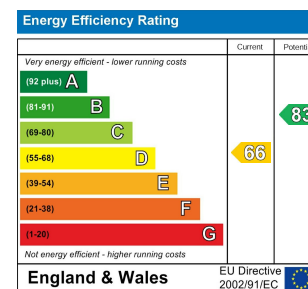
**For Sale Freehold £205,000**

Enjoying a corner plot position is this well presented two bedroom semi detached property benefitting from off road parking furthered by a single garage and gardens to three sides.

The property briefly comprises of entrance hall, kitchen/diner, garage and living room. The first floor landing leads to two bedrooms and the house shower room/w.c. Outside to the front and side are lawned gardens with a paved driveway providing off road parking for two vehicles. To the rear is an enclosed lawned garden incorporating patio area, perfect for outdoor dining, surrounded by timber fencing.

The property is ideally located to Ossett town centre and is within walking distance to local schools, ideally placed for all shops and amenities.

This would make a fantastic home and a viewing is highly recommended.



**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.

**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



#### ACCOMMODATION

##### ENTRANCE HALL

UPVC double glazed entrance door, central heating radiator and door to the kitchen/diner.

##### KITCHEN/DINER

12'4" x 12'7" [max] x 6'2" [min] [3.77m x 3.86m [max] x 1.88m [min]]

Range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back. Space for a fridge/freezer, integrated oven, four ring gas hob with extractor hood. Stairs to the first floor landing, two central heating radiators, doors to the living room and garage. UPVC double glazed window to the front.



##### GARAGE

8'11" x 17'2" [2.74m x 5.24m]

Power and light, manual up and over door.

##### LIVING ROOM

14'2" x 12'7" [max] x 9'6" [min] [4.33m x 3.86m [max] x 2.92m [min]]

Two central heating radiators, gas fireplace with marble heath, surround and wooden mantle. Access to an understairs storage cupboard, coving to the ceiling, dado rail, UPVC double glazed window and a set of French doors to the rear.



##### FIRST FLOOR LANDING

Central heating radiator, loft access and doors to two bedrooms and the house shower room.

##### BEDROOM ONE

12'3" x 12'7" [max] x 9'7" [min] [3.74m x 3.86m [max] x 2.93m [min]]

Overstairs storage cupboard, UPVC double glazed window to the front and central heating radiator.



##### BEDROOM TWO

9'6" x 12'5" [2.91m x 3.79m]

UPVC double glazed window to the rear and central heating radiator.



##### SHOWER ROOM/W.C.

6'4" x 6'0" [1.95m x 1.83m]

Three piece suite comprising low flush w.c., pedestal wash basin with tiled splash back and double shower cubicle with overhead shower and shower head attachment. UPVC double glazed frosted window to the rear, extractor fan and central heating radiator.



##### OUTSIDE

To the front of the property is a lawned garden with paved pathway to the front and paved driveway providing off road parking for two vehicles leading to the single attached garage with manual up and door, power and light. The side garden is also laid to lawn and to the rear is a lawned garden with pebbled border and patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.



##### COUNCIL TAX BAND

The council tax band for this property is C.

##### 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.