Richard Kendall Estate Agent

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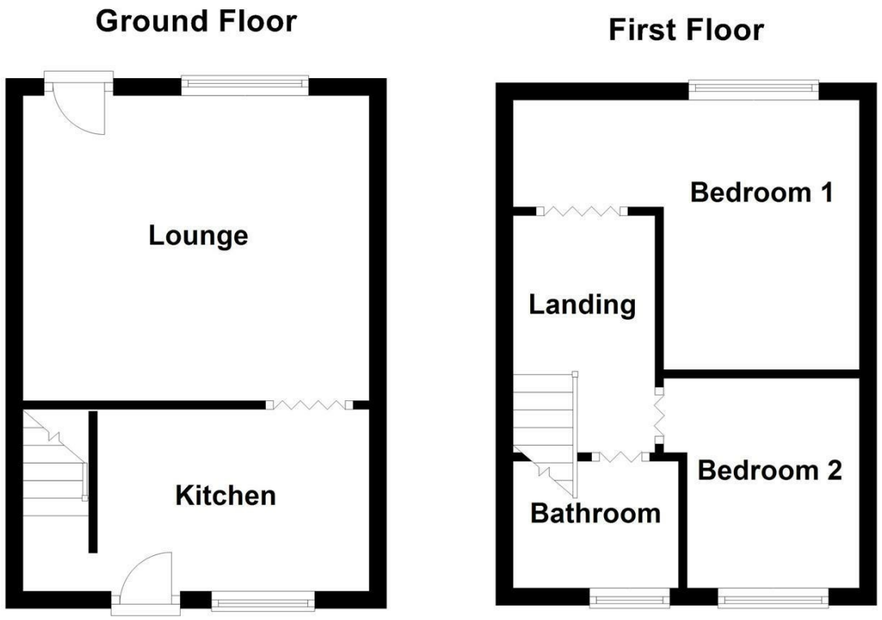


31 Cross Ryecroft Street, Ossett, WF5 9EP

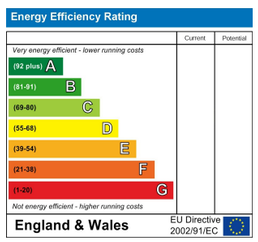
For Sale Freehold Offers In The Region Of £119,950

Offered for sale with no chain involved and immediate vacant possession is this mature mid terrace property with two bedrooms, benefiting from UPVC double glazing and gas central heating.

The accommodation fully comprises lounge, kitchen, first floor landing, two bedrooms and the bathroom/w.c. Outside there are low maintenance buffer garden to the front.

The property is well placed to local amenities including shops and schools, local bus routes nearby and there is good access to the motorway network and Ossett town centre benefits from a twice weekly market.

In need of some updating, however offering much potential. An ideal home for the first time buyer, couple looking to gain access to the property market and a viewing comes 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

LOUNGE
11'8" x 13'4" (3.58m x 4.07m)
UPVC entrance door. UPVC double glazed window to the front, radiator, gas fire with a marble hearth and having storage cupboards into chimney breast recesses. Coving to the ceiling and folding doors into the kitchen.

KITCHEN
7'6" x 10'3" plus stairs to first floor (2.29m x 3.13m plus stairs to first floor)
Wall and base units with work surface over incorporating 1 1/2 sink and drainer with mixer tap, plumbing for washing machine, space for cooker with stainless steel filter hood over, drawers, tiled splashbacks, space for fridge freezer, radiator, UPVC double glazed window and door to the rear, coving to the ceiling and wood effect flooring.

FIRST FLOOR LANDING
Folding doors to two bedrooms and bathroom/w.c.

BEDROOM ONE
13'3" x 10'7" max x 5'11" min (4.04m x 3.25m max x 1.82m min)
UPVC double glazed window to the front, radiator, coving to the ceiling and laminate flooring.

BEDROOM TWO
8'5" x 7'4" max x 5'8" min (2.58m x 2.25m max x 1.74m min)
UPVC double glazed window to the rear, radiator, laminate flooring, coving to the ceiling and houses the boiler.

BATHROOM/W.C.
5'0" x 7'2" max (1.53m x 2.19m max)
Large bulkhead over the stairs. Part tiled walls, tiled effect floor, low flush w.c., pedestal wash basin and panelled bath with electric shower over, UPVC double glazed frosted window to the rear, heated chrome towel radiator and coving to the ceiling.

OUTSIDE
Low maintenance buffer garden to the front.

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.