



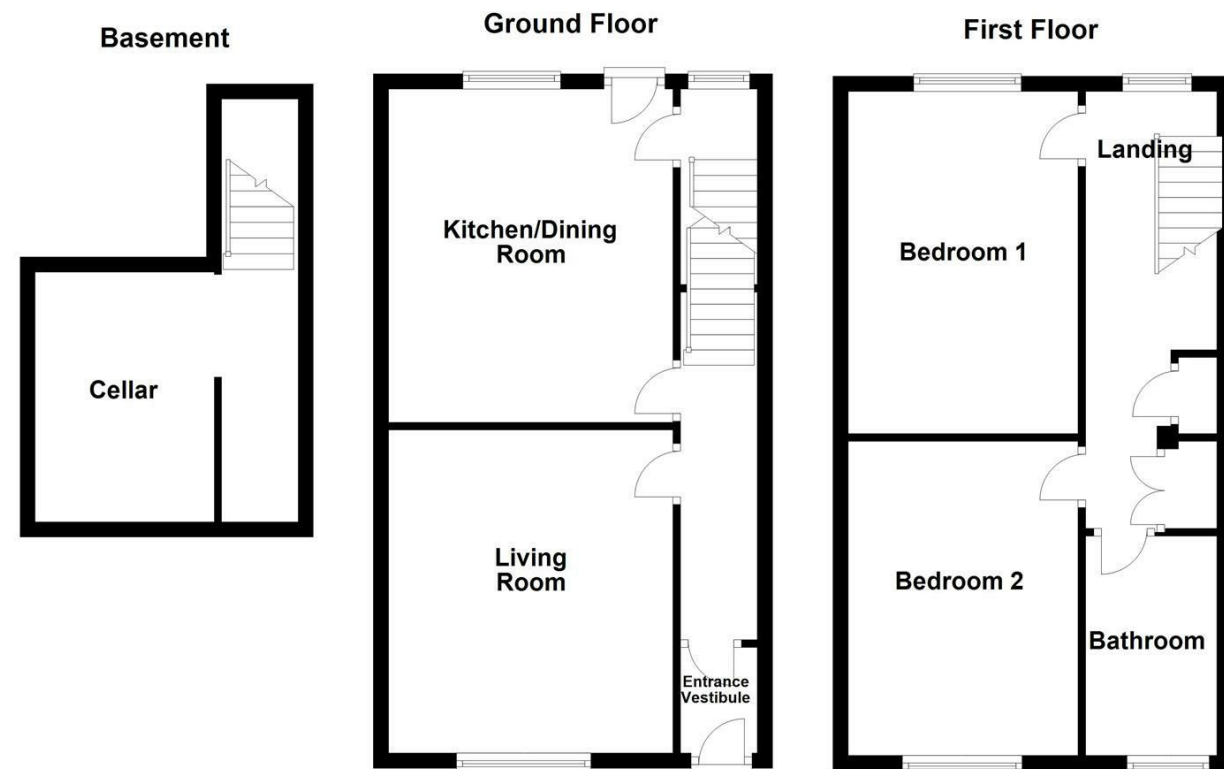
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17 Cross Ryecroft Street, Ossett, WF5 9EW

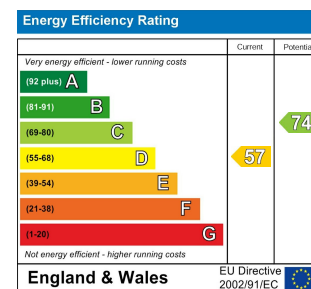
For Sale Freehold £174,950

Deceptive from the main roadside is this superb two double bedroom end terrace property benefitting from UPVC double glazing and gas central heating.

The property briefly comprises of entrance vestibule, entrance hall, living room and kitchen/diner with stairs down to the cellar. Stairs to the first floor lead to two double bedrooms and modern house bathroom/w.c. Outside low maintenance buffer garden to the front. Whilst to the rear is a lawned garden.

The property is well placed to local amenities including shops and good schools, with local bus routes nearby and great access to the motorway network.

A fantastic home, ideal for the first time buyer, couple or small family looking to gain access to the property market. An early viewing comes 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.

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Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



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ACCOMMODATION

ENTRANCE VESTIBULE

Entrance door into entrance vestibule and door into entrance hallway.

ENTRANCE HALL

Solid wood flooring, radiator and feature archway. Door to the kitchen/diner and living room. Stairs to the first floor landing.

LIVING ROOM

12'4" x 14'1" [3.78m x 4.31m]

UPVC double glazed window to the front, radiator and quality wood effect flooring. Feature cast iron fire surround with detailed tiled hearth, cornice to the ceiling and dado rail.



KITCHEN/DINING ROOM

14'11" x 12'9" [4.55m x 3.89m]

Range of wall and base units with work surface over incorporating 1 1/2 sink and drainer with mixer taps, plumbing for a washing machine, space for fridge and freezer. Space for a slimline dishwasher, four ring stainless steel gas hob with stainless steel back and filter hood above. Integrated grill and double oven, tiled splash backs on the walls, coving to the ceiling, drawers down the base units, tiled effect floor, radiator and door leading down to the cellar. UPVC double glazed window and door to the rear.

FIRST FLOOR LANDING

Loft access, storage cupboards, UPVC double glazed window to the rear, recess ceiling spotlights, radiator and doors to two bedrooms and the bathroom.

BEDROOM TWO

14'1" x 10'5" [4.30m x 3.19m]

Radiator, coving to the ceiling and UPVC double glazed window to the front.



BATHROOM/W.C.

10'7" x 5'5" [3.24m x 1.66m]

Low flush w.c., shaped panelled bath with mixer shower attachment over, wash basin and UPVC double glazed frosted window to the front. Wood effect floor, radiator, coving to the ceiling and recess ceiling spotlights.



BEDROOM ONE

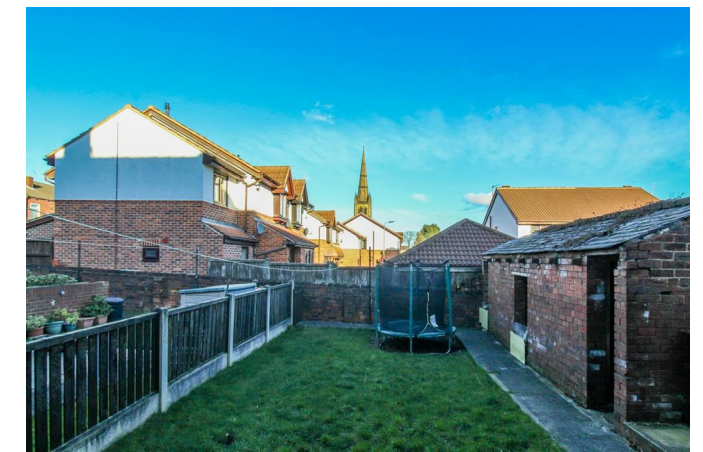
10'4" x 14'11" [3.16m x 4.56m]

Radiator, coving to the ceiling and UPVC double glazed window to the rear.



OUTSIDE

Low maintenance buffer garden to the front and lawned garden to the rear.



PLEASE NOTE

There is a right access for the neighbours.

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.