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118 Pildacre Brow, Ossett, WF5 8QF

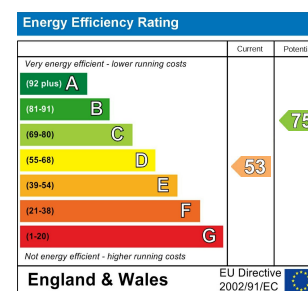
For Sale Freehold Offers In The Region Of £175,000

Presented to a good standard is this end town house offering three bedroom accommodation boasting gas central heating and UPVC double glazing.

The accommodation comprises of front entrance porch with two storage cupboards off, inner hallway with opening into the kitchen dining room and door off to the lounge. A staircase leading to the first floor landing provides access to three bedrooms with the principal bedroom having built in furniture and house bathroom/w.c. Outside there is a paved area to the front with timber store unit whilst to the rear there is a small paved area.

Situated in this ever popular residential location, close to Ossett town centre which is host to a good range of amenities and also being conveniently placed for daily access to Leeds and further afield via the M1 motorway.

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.

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



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ACCOMMODATION

ENTRANCE PORCH

Brick built with a UPVC double glazed entrance door and frosted window to the front elevation. Two spacious storage cupboards off with shelving. Solid front entrance door leading into the entrance hallway.

ENTRANCE HALLWAY

A spacious entrance hallway with staircase to the first floor. Opening into the kitchen/diner. Open understairs section, wooden flooring, central heating radiator and storage cupboard off.

KITCHEN/DINER

16'6" x 9'7" (5.05m x 2.94m)

UPVC double glazed window to the front elevation and central heating radiator. White fronted kitchen with a range of base and wall units incorporating display cabinets. Eye-level double oven, integrated microwave, four ring ceramic hob, 1 1/2 sink and drainer, integrated fridge/freezer, space with plumbing for an automatic washing machine, integrated dishwasher, laminate work surface and tiled splash back above. Access to the lounge.



LOUNGE

15'10" x 9'10" (4.85m x 3.00m)

Central ceiling rose, coving to the ceiling, central heating radiator, UPVC double glazed rear entrance door with matching side panel and double glazed window.



FIRST FLOOR LANDING

Loft access and central heating radiator. Overstairs storage cupboard housing the boiler and further storage cupboard off with rail space. Access to three bedrooms and the house bathroom.

BEDROOM ONE

13'6" x 8'10" plus recess (4.12m x 2.71m plus recess)

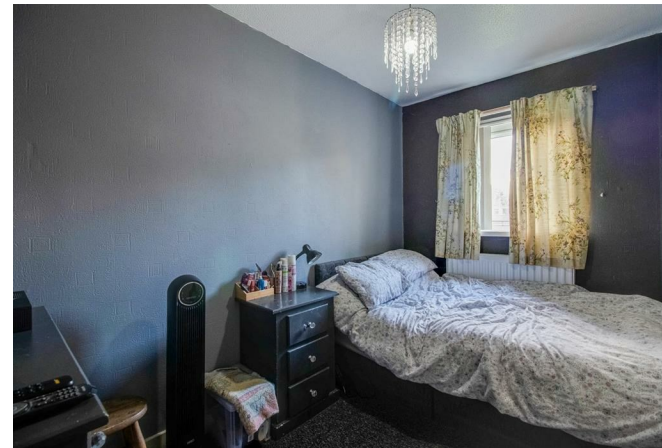
Recessed area housing an open wardrobe with shelving and rail space. Central heating radiator and UPVC double glazed window to the rear elevation.



BEDROOM TWO

10'10" x 6'8" plus recess (3.31m x 2.04m plus recess)

Central heating radiator and UPVC double glazed window to the front elevation.



BEDROOM THREE

9'9" x 6'9" (2.99m x 2.06m)

Central heating radiator and UPVC double glazed window to the front elevation.



BATHROOM/W.C.

8'11" x 5'8" (2.72m x 1.73m)

Two UPVC double glazed frosted windows to the front elevation. Three piece white suite comprising of a low flush w.c., pedestal wash basin and jacuzzi style bath with shower hose attachment. Part tiled walls and chrome ladder style radiator.



OUTSIDE

To the front the property has an enclosed courtyard area with paved seating and houses a timber store unit. To the rear of the property there is a paved seating area which opens onto maintained communal gardens.



PLEASE NOTE

The property is freehold but a communal fee is payable to Accent Foundation Ltd. of approx £37.57 pcm.

COUNCIL TAX BAND

The council tax band for this property is B.

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.