



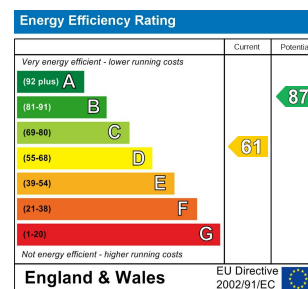
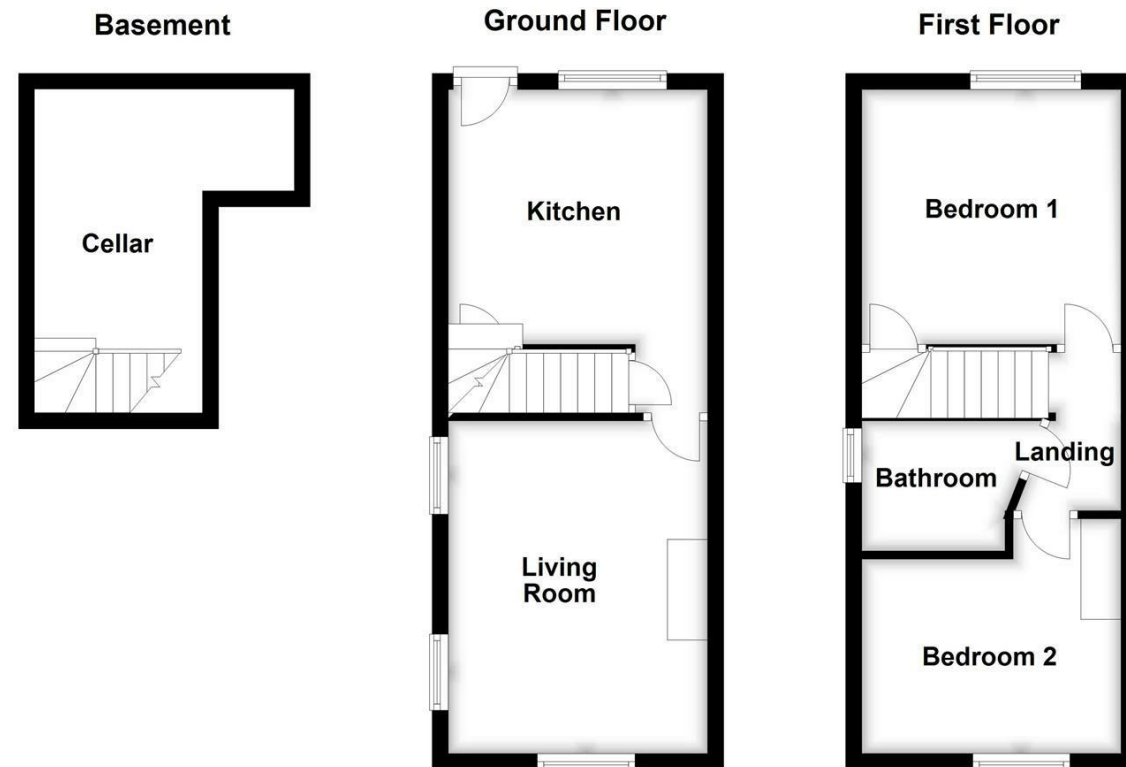
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



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.



4 Eastwood Terrace, Ossett, WF5 9LQ

For Sale Freehold £175,000

A superb opportunity to purchase this two bedroom end terrace house benefitting from a modern feel throughout, off road parking and enclosed rear garden.

The property fully comprises of kitchen/diner and living room with feature fireplace with cellar providing useful storage. The first floor landing leads to two double bedrooms and a modern three piece suite house bathroom/w.c. Outside there are two off road parking spaces to the side of the property and to the rear, an enclosed garden incorporating Yorkshire stone patio area, pebbled seating area and timber decked patio seating area with pebbled pathway and wood chip planted borders, as well as a large timber shed with double doors.

The property is within walking distance to the local amenities and schools located nearby within the sought after area of Ossett which benefits from a twice weekly market. Main bus routes run to and from Wakefield city centre and the M1 motorway is only a short distance away, perfect for the commuter looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



ACCOMMODATION

KITCHEN/DINER

10'4" [min] x 13'2" [max] x 10'4" [3.16m [min] x 4.03m [max] x 3.17m]

UPVC front entrance door leads into the kitchen/diner. UPVC double glazed sunlight above the door. Range of wall and base units with laminate work surface over and tiled splash back above, 1 1/2 stainless steel sink and drainer with chrome mixer tap, space and plumbing for a washing machine, integrated oven and grill with four ring gas hob and cooker hood over. Built in wine rack, space for a small fridge and freezer, UPVC double glazed window overlooking the front aspect, central heating radiator and doors to the first floor landing, cellar and living room.



LIVING ROOM

13'6" x 10'7" [4.14m x 3.23m]

UPVC double glazed windows to the side and rear, central heating radiator and living flame effect gas fire on a tiled hearth with decorative interior and wooden decorative surround.

CELLAR

Wall mounted combi condensing boiler, original curing table, light within and provides useful storage.

FIRST FLOOR LANDING

Loft access, inset spotlights to the ceiling and doors to two bedrooms and newly fitted house bathroom.

BEDROOM ONE

10'5" x 10'4" [3.19m x 3.15m]

UPVC double glazed window overlooking the front elevation, loft access, central heating radiator and small cupboard door over the bulkhead of the stairs.



BEDROOM TWO

9'6" [max] x 8'0" [min] x 10'9" [2.92m [max] x 2.44m [min] x 3.29m]

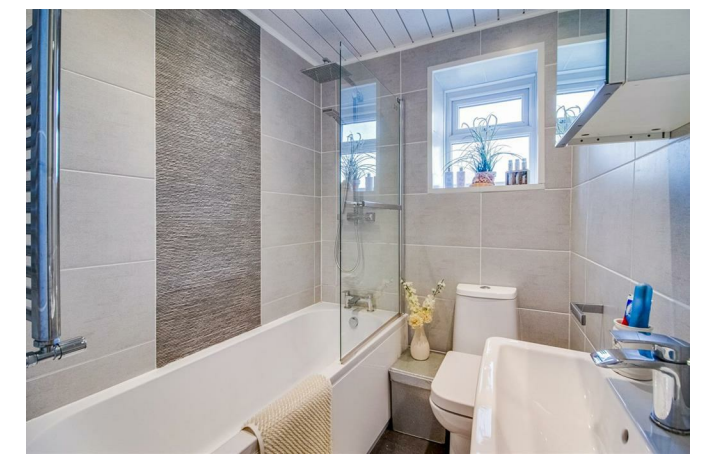
UPVC double glazed window overlooking the rear elevation and central heating radiator.



BATHROOM/W.C.

5'6" x 5'8" [1.68m x 1.74m]

Three piece suite comprising panelled bath with shower screen, chrome mixer tap and mixer shower over, low flush w.c. and pedestal wash basin with mixer tap. Fully tiled walls and floor, chrome ladder style radiator, extractor fan, UPVC cladding with chrome strips to the ceiling, inset spotlights to the ceiling and UPVC double glazed frosted window overlooking the side elevation.



OUTSIDE

To the front of the property there is on street parking and two tarmac off road parking spaces to the side with a cast iron gate entering the low maintenance rear garden. Within the rear garden there's a Yorkshire stone seating area, low maintenance pebbled rear garden and wood chip borders to the side turning into a pebbled pathway leading to a timber decked patio area in front of the large timber shed with double doors and power. The rear garden is enclosed by timber panelled surround fences on all three sides.



COUNCIL TAX BAND

The council tax band for this property is TBC.

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.