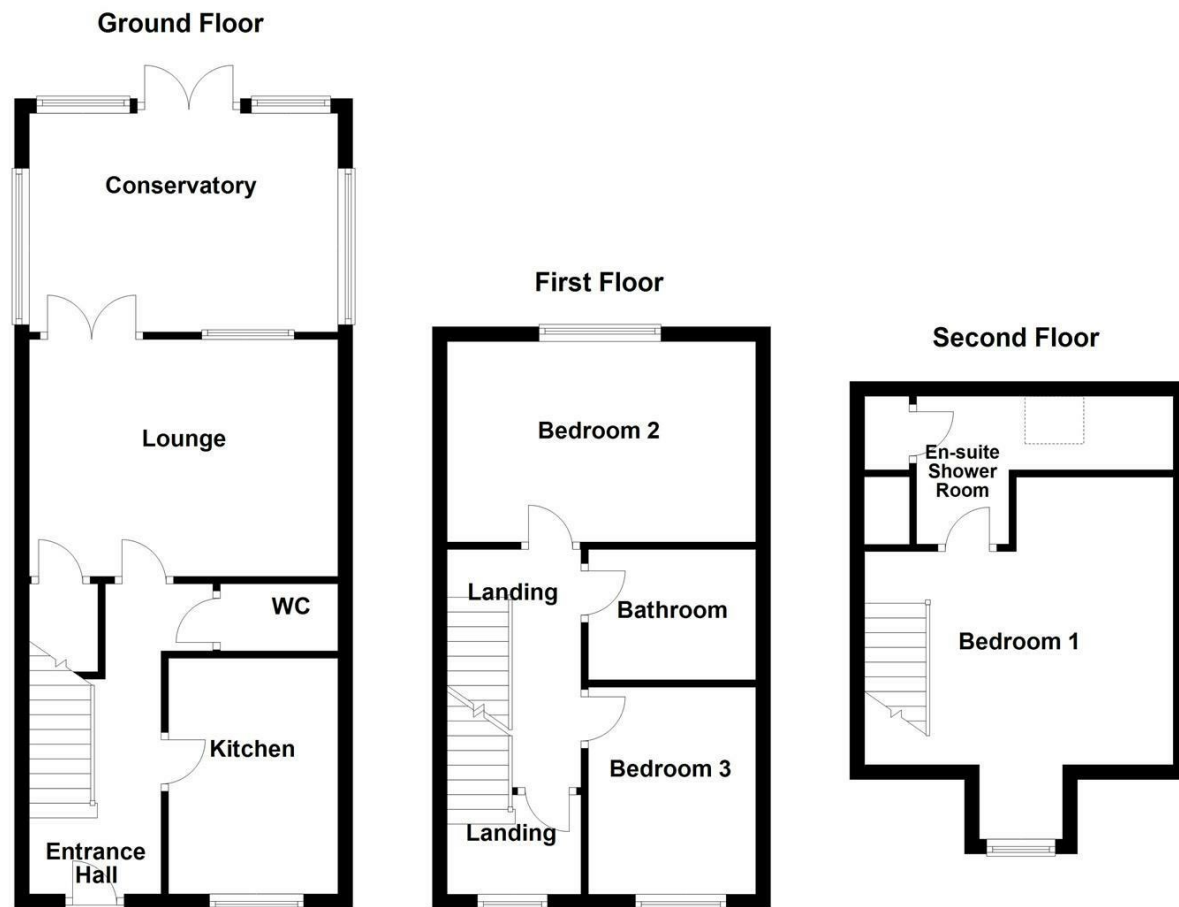




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



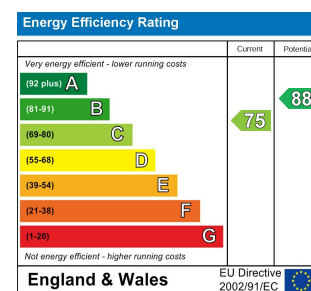
12 Woodhead Close, Ossett, WF5 9JJ
For Sale Leasehold Asking Price £196,000

Deceptive from the main roadside is this well appointed, spacious and versatile three bedroom town house with accommodation spread over three levels and benefitting from UPVC double glazing and gas central heating.

The property fully comprises of entrance hall, downstairs w.c., modern fitted kitchen, lounge and good sized conservatory. Stairs to the first floor lead to two bedrooms and main house bathroom with a further set of stairs leading to bedroom one located on the second floor benefitting from en suite shower room/w.c. Outside there is a low maintenance buffer garden to the front and lawned garden to the rear with flagged patio areas. There are two allocated parking spaces in the communal car park at the side of the property.

Situated in a popular part of Ossett, the property is well placed to local amenities including shops and schools with local bus routes nearby. There is good access to the motorway network for those looking to commute further afield.

Simply a fantastic home, ideal for the growing family and deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment.



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



ACCOMODATION

ENTRANCE HALL

Radiator, stairs to the first floor landing, laminate floor and doors to the kitchen, lounge and downstairs w.c.

W.C.

Low flush w.c., radiator, wash basin and tiled effect floor.

KITCHEN

6'8" x 10'4" [2.05m x 3.16m]

Range of modern fitted wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer with mixer taps, plumbing for a washing machine, integrated oven and grill with four ring gas hob and pull out filter hood above. Space for fridge and freezer, fully tiled floor, radiator, drawers over the base units, tiled splash backs, display cabinets, UPVC double glazed window to the front and the boiler is housed in here.

LOUNGE

9'10" x 13'6" [3.0m x 4.13m]

Laminate floor, door to understairs storage, radiator, UPVC double glazed window and French doors into conservatory.



CONSERVATORY

9'6" x 10'5" [2.92m x 3.19m]

Fully UPVC double glazed on a brick built base with French doors to the rear, tiled effect floor and radiator.



FIRST FLOOR LANDING

Radiator and doors to two bedrooms and the bathroom. Further door with stairs to the second floor.

BEDROOM TWO

9'2" x 13'7" [2.80m x 4.15m]

UPVC double glazed window to the rear and radiator.



BATHROOM/W.C.

6'2" x 5'6" [1.90m x 1.70m]

Low flush w.c., pedestal wash basin, panelled bath with mixer shower over, laminate floor and part tiled walls.



BEDROOM THREE

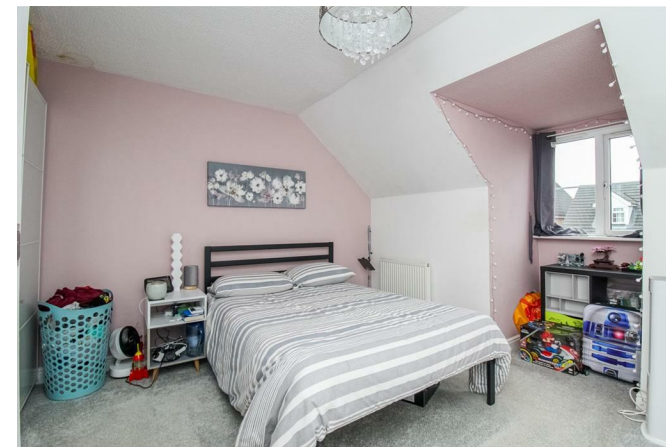
8'6" x 6'7" [2.60m x 2.03m]

UPVC double glazed window to the front and radiator.

BEDROOM ONE

13'9" x 12'4" [max] x 12'3" [min] [4.21m x 3.78m [max] x 3.74m [min]]

UPVC double glazed window to the front, radiator and door to en suite shower room.



EN SUITE SHOWER ROOM/W.C.

4'9" [min] x 10'11" [max] x 6'6" [1.47 [min] x 3.33m [max] x 2.00m]

Low flush w.c., wash basin with vanity cupboards, radiator, shower cubicle with mixer shower, tiled effect floor, part tiled walls and double glazed timber framed velux window to the rear. Door to airing cupboard.



OUTSIDE

To the front is a low maintenance small buffer garden and to the rear is a lawned garden incorporating flagged patio area and timber gate at the back. There are two allocated parking spaces in the communal car park at the side of the property.



LEASEHOLD

The ground rent £60.00[pa]. The remaining term of the lease is 978 years [current year]. A copy of the lease is held on our file at the Ossett office.

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.