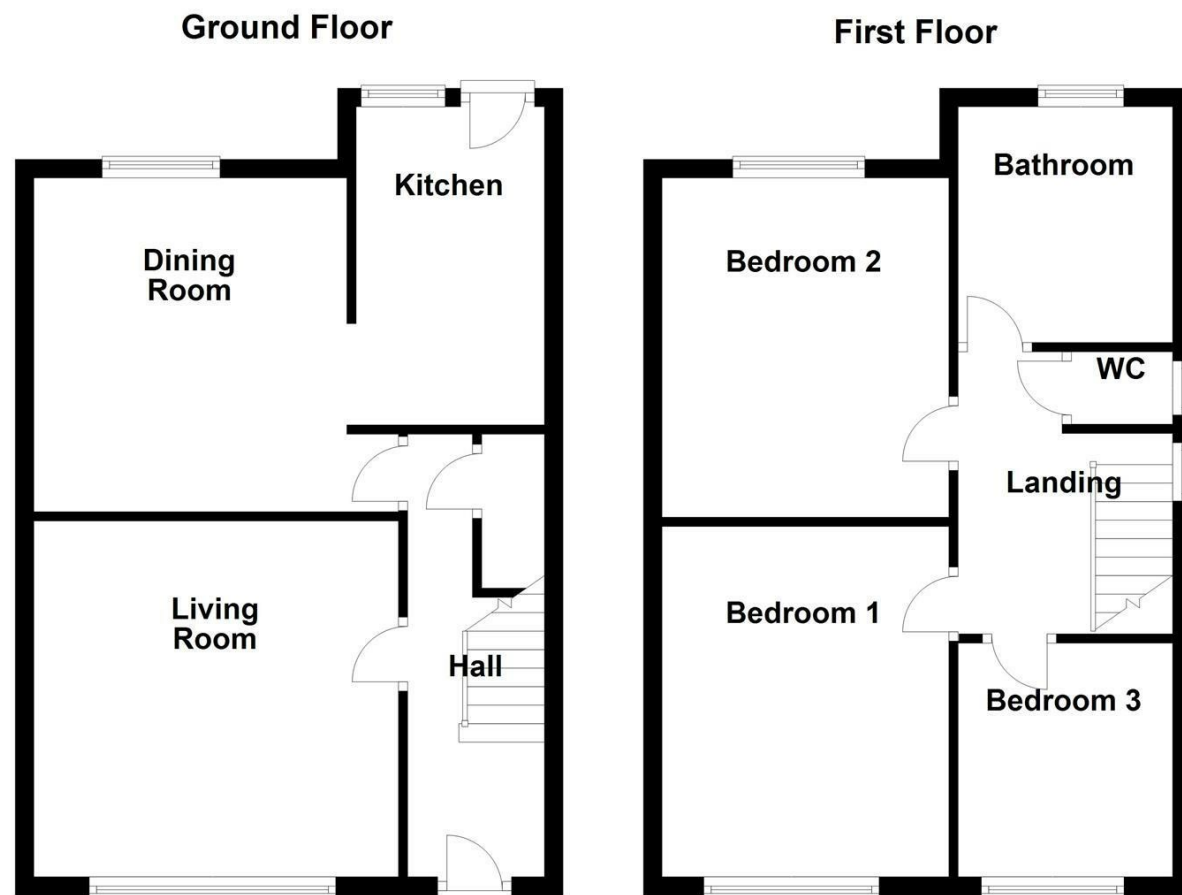




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



55 Storrs Hill Road, Ossett, WF5 0DF

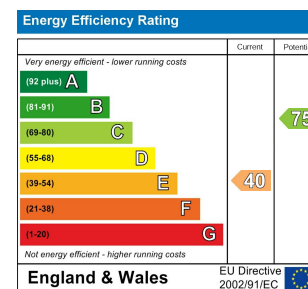
For Sale Freehold £245,000

Situated within walking distance of local schools is this three bedroom semi detached property in Ossett benefitting from ample driveway parking and enclosed rear garden.

The property briefly comprises of the entrance hall, living room, dining room and kitchen. The first floor landing provides access to three bedrooms, family bathroom and separate w.c. Externally there is driveway parking to the side with lawned garden to the front and patio to the rear with storage garage.

The property is ideally located for all local shops and amenities that Ossett has to offer including its twice weekly market. The motorway network is only a short drive away, perfect for those looking to travel further afield.

Simply a fantastic property and a 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



ACCOMMODATION

ENTRANCE HALL

Central heating radiator, access to the storage cellar and doors to the living room and dining room.

LIVING ROOM

12'11" x 12'7" [3.94m x 3.85m]

UPVC double glazed window to the front elevation, central heating radiator, coving to the ceiling and feature gas fireplace with surround.



DINING ROOM

12'11" x 11'10" [3.94m x 3.61m]

UPVC double glazed window to the rear elevation, central heating radiator and fire surround with closed off fireplace. Access to the kitchen.



KITCHEN

11'3" x 6'8" [3.44m x 2.04m]

UPVC double glazed window and door to the rear. Fitted kitchen with an array of wall and base units with black laminate work surface over, stainless steel sink and drainer, integrated oven and gas hob with cooker hood. Space for a washing machine, space for a dryer and space for fridge/freezer.

FIRST FLOOR LANDING

UPVC double glazed window to the side elevation and doors to three bedrooms, bathroom and separate w.c.

BEDROOM ONE

12'5" x 10'2" [3.79m x 3.10m]

UPVC double glazed window to the front elevation, central heating radiator and built in wardrobes to one side.



BEDROOM TWO

12'0" x 10'2" [3.67m x 3.10m]

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

BEDROOM THREE

7'7" x 8'3" [2.32m x 2.52m]

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



BATHROOM

8'4" x 7'7" [2.55m x 2.32m]

UPVC double glazed frosted window to the rear. Three piece suite comprising separate shower cubicle with wall mounted shower, bath with mixer tap and vanity wash hand basin with mixer tap.



W.C.

3'7" x 2'7" [1.10m x 0.79m]

UPVC double glazed frosted window to side, partially tiled and low flush w.c.

OUTSIDE

To the front of the property there is a lawn with bush and shrubbery soil border with a tarmac driveway to the side providing off road parking for four/five cars. To the rear there is a low maintenance flagged patio garden with bush and shrubbery border. There is a detached garage for storage and right of way for neighbours to take their bins out to the rear.



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.