



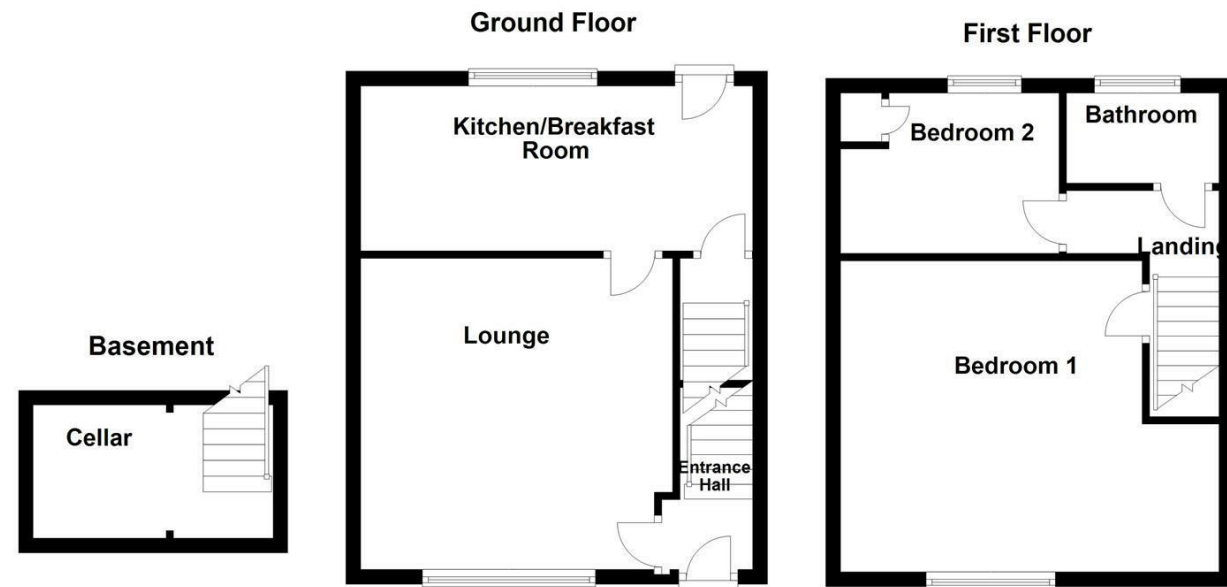
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47 Wycliffe Street, Ossett, WF5 9ER

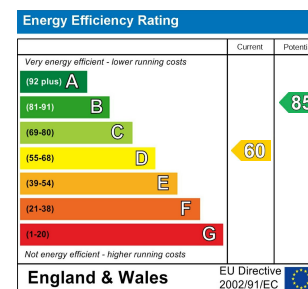
For Sale Freehold £145,000

Situated close to Ossett town centre is this two bedroom mid terrace property benefitting from UPVC double glazing and gas central heating.

The property briefly comprises of the entrance hall, living room and kitchen/breakfast room with access to the storage cellar. The first floor landing leads to two bedrooms and the bathroom/w.c. Externally there is low maintenance artificial lawn to the rear.

The property is ideally located for Ossett town centre and all the shops and amenities it has to offer including its twice weekly market. The motorway network is only a short distance away, perfect for the commuter looking to travel further afield for work.

The property is ready to move into and could make a fantastic first time home and a viewing is 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 HALL

Staircase to the first floor landing and access through to the lounge.

LOUNGE

13'10" x 13'8" [4.24m x 4.18m]

UPVC double glazed window to the front, central heating radiator, an open fireplace housing a freestanding electric log burner and access to the kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM

16'9" x 7'5" [5.13m x 2.28m]

UPVC double glazed window and door to the rear elevation. Fitted kitchen with an array of wall and base units, 1 1/2 sink and drainer unit, integrated fridge/freezer, space for a cooker and cooker hood. Stairs down to the storage cellar.

FIRST FLOOR LANDING

Doors to two bedrooms and the bathroom.

BEDROOM ONE

16'9" x 13'10" [5.12m x 4.24m]

UPVC double glazed window to the front elevation, central heating radiator and feature open original fireplace.



BEDROOM TWO

9'2" x 7'1" [2.81m x 2.18m]

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



BATHROOM/W.C.

7'4" x 4'2" [2.25m x 1.29m]

Three piece suite comprising low flush w.c., panelled bath with electric shower and wash hand basin. UPVC double glazed frosted window to the rear elevation and central heating radiator.



OUTSIDE

There is on street parking to the front and low maintenance garden with an artificial lawn.



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.