



**WAKEFIELD** | **OSSETT** | **HORBURY**  
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## 114 Dewsbury Road, Ossett, WF5 9PE

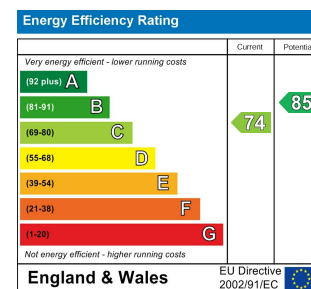
**For Sale Freehold £210,000**

A unique two-bedroom detached family home spread across three levels, featuring a main bedroom with en suite facilities, a modern kitchen, a spacious living room with a spiral staircase, off-street parking, and an integral garage to the rear.

With double glazing and gas central heating throughout, the accommodation briefly comprises entrance hall with downstairs w.c. off, spacious modern kitchen and integral garage. The first floor landing leads to the second bedroom, bathroom/w.c. and living room with spiral staircase up to the second floor landing which leads to the main bedroom with en suite shower room/w.c. Outside, there is a buffer garden to the front with gated pathway to the entrance door. The rear garden is mainly pebbled, providing off street parking leading to the integral garage, with a decked patio and seating area and a timber fencing/hedging for a good degree of privacy.

The property is well placed for access to a range of amenities including local shops, schools, bus routes and excellent access to the motorway network for those wishing to commute further afield.

An internal viewing is essential to fully appreciate the accommodation on offer.



### 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

Front entrance door leading into the entrance hall. Staircase to the first floor landing, understairs storage cupboard, central heating radiator and doors to the downstairs w.c. and kitchen.

##### DOWNSTAIRS W.C.

5'6" x 3'6" [1.69m x 1.07m]

Two piece suite comprising low flush w.c. and wall mounted wash basin. UPVC double glazed frosted window to the front, central heating radiator and extractor fan.

##### KITCHEN

15'0" x 10'2" max [4.58m x 3.12m max]

Comprising a range of modern gloss wall and base units with work surface over, integrated double oven and grill, four ring gas hob with stainless steel splash back and cooker hood above, circular stainless steel sink, integrated fridge/freezer, integrated dishwasher, space for tall fridge freezer and space to accommodate large dining table with six chairs. Central heating radiator, solid wood flooring, UPVC double glazed window to the rear and UPVC double glazed French doors to the side leading out to the garden. Door to the integral garage.



##### INTEGRAL GARAGE

21'1" x 9'9" [6.44m x 2.98m]

Up and over door to the rear, power, lighting, wall mounted combi condensing boiler and UPVC double glazed frosted window. Integral garage includes utility area comprising of:- integral washing machine, fitted units with stainless steel sink unit with plenty of additional storage space.

##### FIRST FLOOR LANDING

UPVC double glazed window to the side, central heating radiator and doors to the living room, double bedroom two and bathroom/w.c.

##### LIVING ROOM

20'11" x 10'9" [6.40m x 3.29m]

Two UPVC double glazed windows to the rear, central heating radiator, wall lighting and spiral staircase to the second floor landing.



##### BEDROOM TWO

11'1" x 9'9" [3.40m x 2.98m]

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



##### BATHROOM/W.C.

6'6" x 6'1" [1.99m x 1.86m]

Three piece suite comprising bath, low flush w.c. and circular wash basin set onto a vanity cupboard. UPVC double glazed frosted window to the front, laminate splash backs, inset spotlights, extractor fan and central heating radiator.



##### SECOND FLOOR LANDING

Double glazed Velux style window, central heating radiator, feature exposed brick wall leading up from the living room and a door to bedroom one.

##### BEDROOM ONE

14'11" x 12'8" [4.56m x 3.88m]

Two double glazed Velux style windows, UPVC double glazed window to the side, central heating radiator, built-in storage cupboard, a range of fitted wardrobes and door to the en suite shower room/w.c. Loft access.



##### EN SUITE SHOWER ROOM/W.C.

Three piece suite comprising corner tiled shower cubicle with thermostatic shower, low flush w.c. and circular wash basin set onto a vanity cupboard. Double glazed Velux style window, two storage cupboards, inset spotlights, extractor fan and central heating radiator.



##### OUTSIDE

7'10" x 6'10" [2.41m x 2.09m]

There is a buffer garden to the front with gated pathway to the entrance door. The rear garden is mainly pebbled, providing off street parking leading to the integral garage, with a decked patio and seating area and a timber fencing/hedging for a good degree of privacy. Outside lighting.



##### COUNCIL TAX BAND

The council tax band for this property is D.

##### 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.