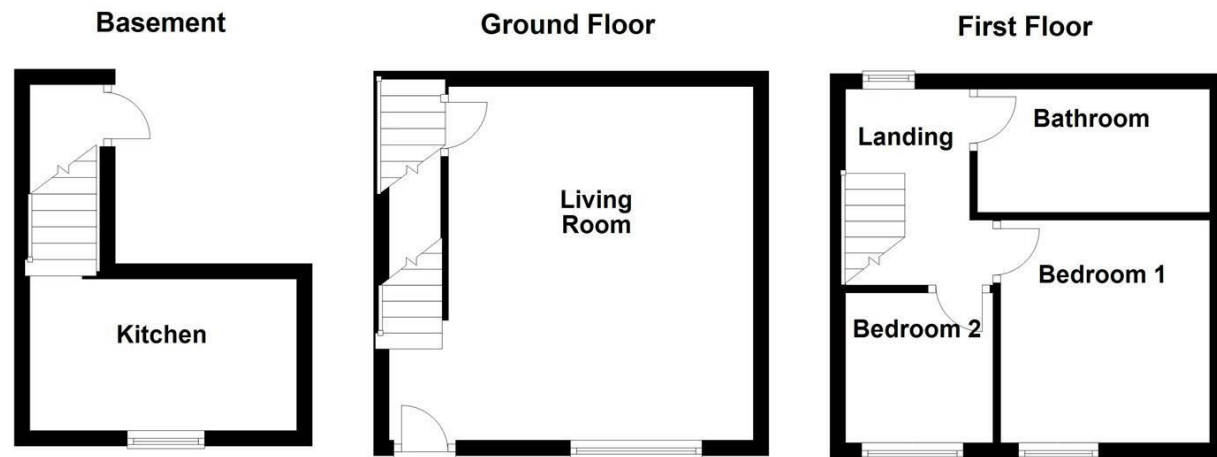




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19 High Street, Ossett, WF5 9QS

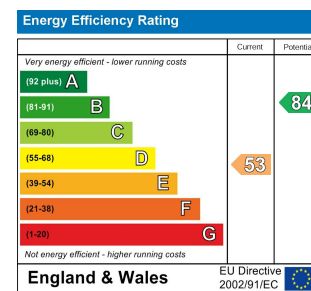
For Sale Freehold £129,950

Situated in the outskirts of Ossett is this two bedroom end terrace property benefiting from two bedrooms, living room and kitchen with an easy to maintain yard.

The accommodation comprises living room, basement kitchen, first floor landing, two bedrooms and family bathroom/w.c. Externally to the front of the property there is a flagged yard with fenced and gated entry.

Situated in Ossett, this property is ideally located for all local shops and amenities as well as being close to the M1 and M62 motorways for those looking to commute further afield.

The property would make an ideal first time home and is a good property investment and a viewing is highly recommended.



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*

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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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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.



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ACCOMMODATION

LIVING ROOM

15'0" x 12'9" [4.58m x 3.91m]

Front UPVC door into the living room. Gas central heating radiator, UPVC double glazed window to the front, feature electric fireplace. Door leading down to the basement kitchen.

KITCHEN

11'3" x 6'6" [3.44m x 1.99m]

Frosted UPVC double glazed window to the front, kitchen with base units for storage, laminate worktops, 1 1/2 stainless steel sink and drainer unit, built in wine fridge, gas central heating radiator, tiled splashback, induction hob and built in oven, space for a fridge freezer, space for a washing machine.



FIRST FLOOR LANDING

UPVC double glazed window to the rear elevation, gas central heating radiator, access to two bedrooms and bathroom/w.c.

BEDROOM ONE

9'5" x 8'10" [2.89m x 2.70m]

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



BEDROOM TWO

6'5" x 6'11" [1.97m x 2.12m]

UPVC double glazed window to the front, gas central heating radiator, built in storage cupboard over the stairs bulkhead.



BATHROOM/W.C.

10'0" x 5'3" [3.05m x 1.61m]

Three piece bathroom suite with a handheld shower over the bath, low flush w.c. and wash hand basin with hot and cold taps, spotlights to the ceiling, extractor fan, gas central heating radiator, part tiled walls.



OUTSIDE

To the front there is an easy to maintain flagged yard.

COUNCIL TAX BAND

The council tax band for this property is A

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.

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.