



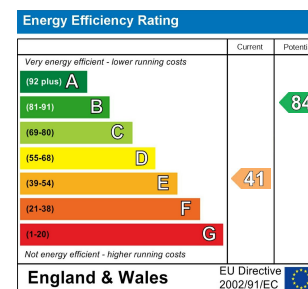
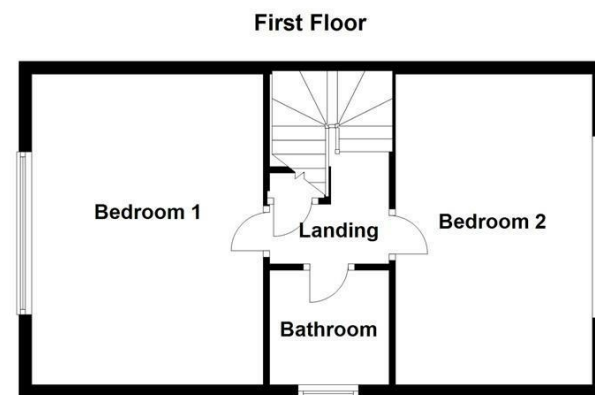
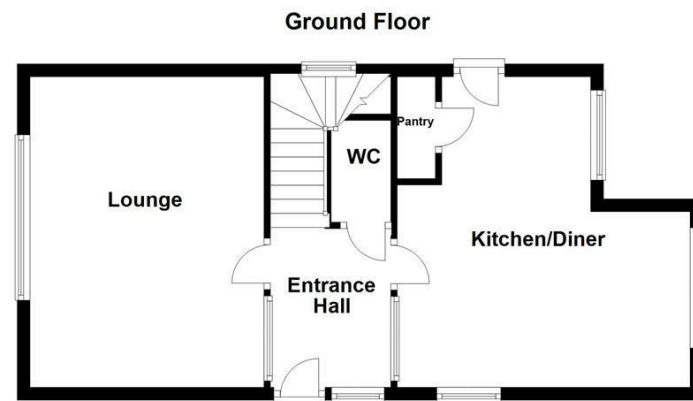
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## 146 Towngate, Ossett, WF5 0PN

### For Sale By Modern Method Of Auction Freehold Offers In The Region Of

Deceptive from the front is this two double bedroom chalet style detached house benefitting from UPVC double glazing and gas central heating.

The property fully comprises of entrance hall, lounge and kitchen/diner. Stairs to the first floor lead to two double bedrooms and main house bathroom/w.c. Outside, low maintenance garden to the front with driveway to the side leading to a garage. Lawned garden to the rear incorporating flagged patio.

Situated in a popular part of Ossett the property is well placed to local amenities including shops and good schools with local bus routes nearby and Ossetts twice weekly market. The national motorway is only a short drive away, perfect for those looking to commute further afield.

Offered for sale with no chain and vacant possession and in need of updating however offering plenty of potential, an ideal home for the couple, family or those looking to downsize.

#### 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

#### 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

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## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed window to the side, radiator, stairs to the first floor landing and door to kitchen/diner, lounge and downstairs w.c.

### W.C.

Low flush w.c., wash basin and part tiled walls.

### LOUNGE

11'10" x 15'9" [3.63m x 4.82m]

Gas fire with marble back, hearth and surround. UPVC double glazed window to the front, radiator and coving to the ceiling.



### KITCHEN/DINER

14'11" [max] x 9'10" [min] x 15'9" [4.56m [max] x 3.01m [min] x 4.81m]

Range of wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap, space for a cooker, plumbing for a washing machine, space for a fridge and freezer. Door to the pantry. UPVC double glazed windows to the rear and side. UPVC door to the opposite side. Radiator and coving to the ceiling.



### FIRST FLOOR LANDING

UPVC double glazed window to the side, doors to

the airing cupboard, bathroom and two bedrooms.

### BEDROOM ONE

11'9" x 11'9" [3.60m x 3.59m]

UPVC double glazed window to the front with secondary glazing, radiator and fitted wardrobes incorporating dressing table area to one side of the wall.



### BEDROOM TWO

9'9" x 11'10" [2.99m x 3.63m]

UPVC double glazed window to the rear and radiator.



### BATHROOM/W.C.

5'9" x 7'4" [1.77m x 2.24m]

Low flush w.c., wash basin with vanity cupboards, panelled bath, UPVC double glazed frosted window to the side, fully tiled walls and radiator.



### OUTSIDE

To the front is a low maintenance pebbled garden with gated access to the driveway providing off street parking leading to brick built garage with up and over door. Lawned garden to the rear incorporating flagged patio area, which is fully enclosed ideal for families or dog owners.



### 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.