



WAKEFIELD  
01924 291 294

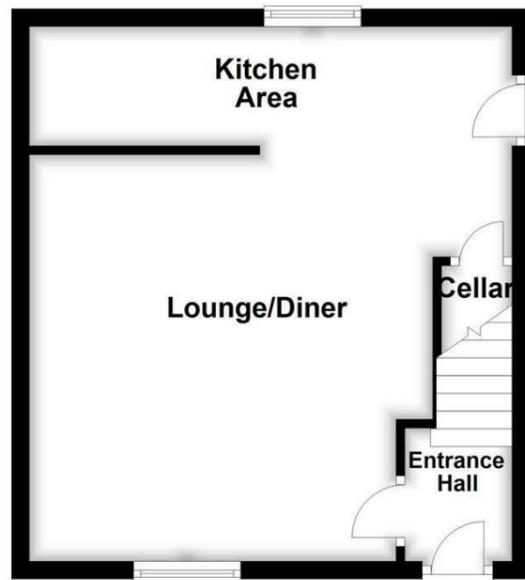
OSSETT  
01924 266 555

HORBURY  
01924 260 022

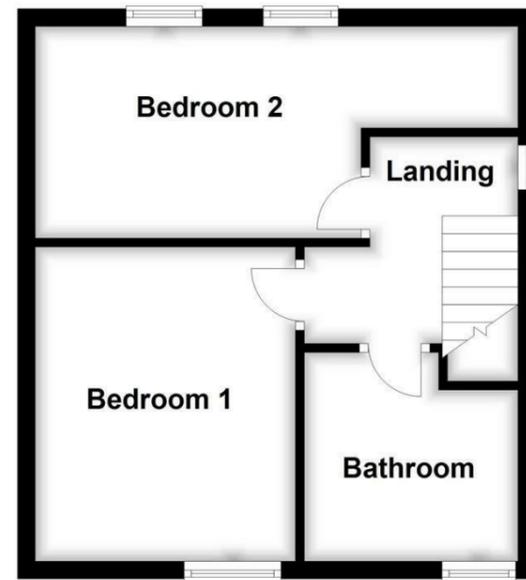
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor



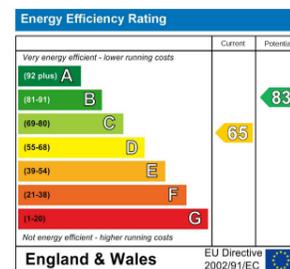
**27 Westfield Street, Ossett, WF5 8JE**

**For Sale Freehold £165,000**

A mature end terrace with open plan living/dining/kitchen area, two double bedrooms and a contemporary four piece bathroom suite. With UPVC double glazing and gas central heating.

The accommodation briefly comprises of entrance hall, lounge/dining room with opening into the kitchen, basement, stairs to first floor landing, two double bedrooms and bathroom with four piece suite. Outside there is a small garden area to front.

Ossett has proved a popular residential location with both the renter and home buyer and is close to all local amenities, including shops and schools whilst daily access to Leeds and further afield can be had via the M1 motorway which again is only a short distance away.



**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

Front UPVC entrance door, staircase to the first floor, central heating radiator and access to the lounge/diner.

### LOUNGE/DINER

15'1" x 14'11" plus recess area [4.6m x 4.57m plus recess area]

UPVC double glazed window to the front, decorative gas fire with a brick interior to the chimney, stone lintel and a stone hearth. Central heating radiator and an opening off to the kitchen area.



### KITCHEN

18'0" x 4'3" [5.51m x 1.32m]

Side UPVC entrance door, UPVC double glazed window to the rear elevation and a fitted kitchen with a range of wall and base units, laminated work surface over and tiled splash back above. Integrated wine rack, integrated fridge/freezer, integrated oven with a four ring gas hob and cooker hood above. Space for under counter appliances, including plumbing and drainage for a washing machine and dishwasher. 1 1/2 stainless steel sink and drainer with mixer tap and a fully tiled floor.

### FIRST FLOOR LANDING

Loft access, access to two bedrooms and the house bathroom/w.c. UPVC double glazed window to the side elevation.

### BEDROOM ONE

11'8" x 9'8" [3.56m x 2.95m]

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



### BEDROOM TWO

11'8" x 9'8" [3.56m x 2.95m]

Two UPVC double glazed windows to the rear elevation and a central heating radiator.



### BATHROOM/W.C.

7'6" x 7'6" [2.29m x 2.31m]

Contemporary four piece suite comprising bath with chrome feet and chrome waterfall mixer tap, hand held hose attachment, low flush w.c., wall hung vanity unit with a wash basin and chrome waterfall tap, large shower enclosure with dual opening doors, wall mounted waterfall shower and hand held hose attachment. Fully tiled walls

and floor, low maintenance UPVC double ceiling with inset spotlights and a chrome ladder style towel radiator. UPVC double glazed frosted window to the front elevation.



### OUTSIDE

To the front the property has a low maintenance buffer garden with a low level wall, slate border and on street parking.

### 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.