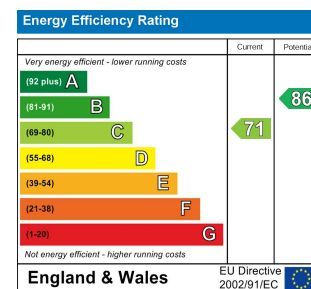
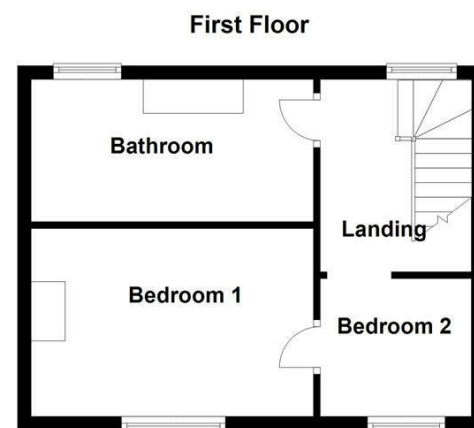
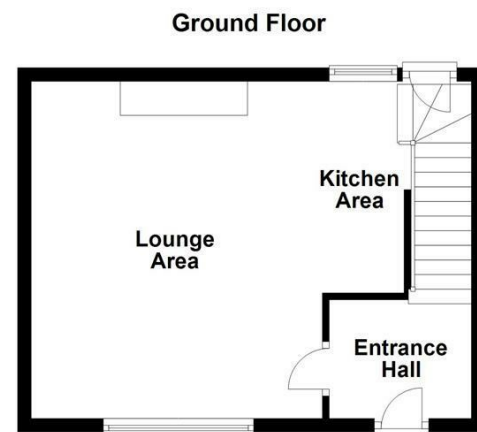
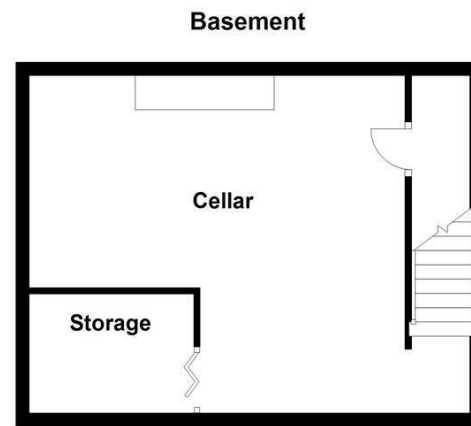




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



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

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.



3 Wycliffe Street, Ossett, WF5 9ER

For Sale Freehold Offers In The Region Of £127,000

This well presented and well proportioned two bedroom stone fronted terrace house is situated within the popular town of Ossett close to a range of amenities and good transport links on hand.

The property is set over two floors and briefly comprises of the entrance hall, open plan living/kitchen with useful cellar for storage. To the first floor there are two bedrooms and good sized house bathroom/w.c. Externally the property benefits from low maintenance front and rear gardens.

Ossett plays host to a range of amenities including shops, eateries and well regarded local schools. There are good transport links including the M1 motorway network for those wishing to commute further afield.

The property is offered with no onward chain and is presented to a move-in condition, which will appeal to a range of buyers.



ACCOMMODATION

ENTRANCE HALL

6'7" x 4'4" [2.01m x 1.34m]

UPVC double glazed front entrance door, stairs to the first floor and door leading through to the open plan lounge/kitchen.

LOUNGE/KITCHEN

16'0" [max] x 14'1" plus recess [4.88m [max] x 4.30m plus recess]

The lounge comprises of UPVC double glazed window to the front, two central heating radiators, coving to the ceiling, carpeted flooring and built in gas fire. Range of wall and base units with complementary wood effect laminate work surface over incorporating composite sink and drainer unit with swan neck mixer tap, integrated electric hob with four ring AEG induction hob and extractor hood over with glass splash back. Under counter integrated fridge, UPVC double glazed window and frosted door to the rear, quality wood effect vinyl flooring and door leading down to a useful cellar for storage.



CELLAR

16'7" [max] x 14'2" [max] plus stairs [5.07m [max] x 4.32m [max] plus stairs]

Useful space, currently used as a utility area for storage. The central heating boiler is housed here. Central heating radiator, light and two useful storage areas.

FIRST FLOOR LANDING

Doors to two bedrooms and the house bathroom. UPVC double glazed window to the rear and loft access.

BEDROOM ONE

9'1" x 12'1" [max] [2.78m x 3.69m [max]]

UPVC double glazed window to the front, double central heating radiator, coving to the ceiling and carpeted flooring.



BEDROOM TWO

6'3" x 7'1" [1.93m x 2.18m]

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



BATHROOM/W.C.

11'11" x 6'7" [max] [3.64m x 2.02m [max]]

Three piece suite comprising P-shaped panelled bath with electric shower and glazed screen, vanity wash hand basin and low flush w.c. Part tiled walls, double central heating radiator and chrome towel rail. Carpeted, spotlights to the ceiling, UPVC double glazed frosted window to the rear and units.



OUTSIDE

To the front of the property there is a small buffer garden, paved and gravelled for low maintenance. Whilst to the rear there is an enclosed low maintenance garden with steps leading down to a decked seating area providing the ideal space for outdoor entertaining and fence boundaries with gate access to the side.



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.