



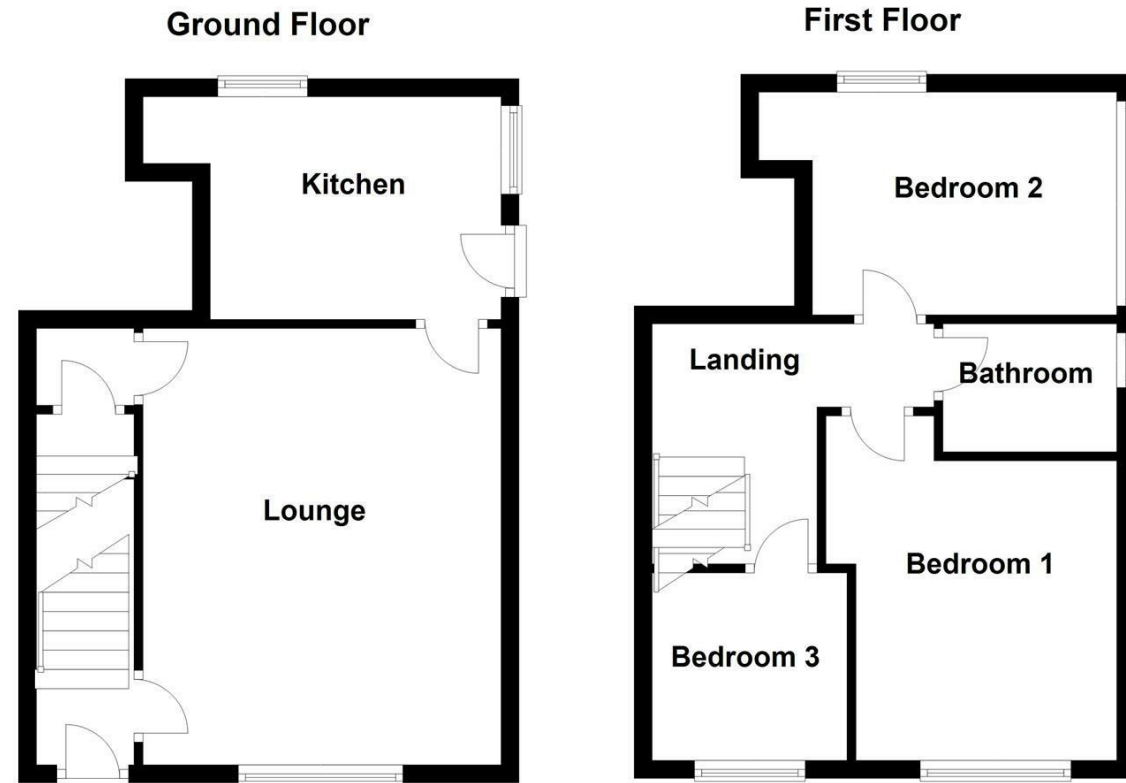
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4 Wood Street, Ossett, WF5 9NR

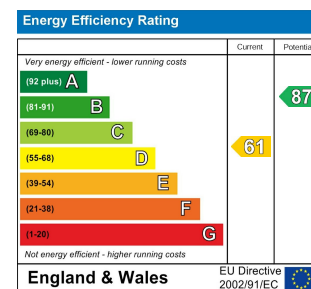
For Sale Freehold £154,000

Having being renovated throughout by the current owner to include brand new fitted kitchen, bathroom, carpets and doors is this three bedroom end town house offered for sale with no chain.

The property fully comprises of entrance hall, lounge, brand new modern fitted two-tone kitchen. Stairs to the first floor lead to three bedrooms and brand new fitted bathroom/w.c. Outside there is on street parking to the front with shared yard to the side.

The property is well placed to local amenities including shops and schools with local bus routes nearby, as well as Ossetts twice weekly market. The motorway network is only a short distance away, perfect for those looking to travel further afield.

An ideal home for the first time buyer, couple or family looking to gain access onto the property market offered for sale with no chain and vacant possession upon completion.



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

Entrance door, radiator, stairs to the first floor landing and door into the lounge.

LOUNGE

14'5" x 15'9" [4.41m x 4.82m]

UPVC double glazed window to the front, radiator, space for feature fire with stone hearth and door to the kitchen. Door to understairs storage with further door down to the cellar, which could be used for a variety of purposes.



KITCHEN

8'1" x 10'7" [min] x 12'7" [max] [2.47m x 3.25m [min] x 3.86m [max]]

Brand new fitted two-tone wall and base units with work surface over incorporating 1 1/2 sink and drainer with mixer taps, integrated oven and grill with four ring electric hob, splash back and filter hood above. Drawers down the base units, plumbing for a washing machine, space for fridge/freezer and UPVC double glazed windows to the rear and side. Side door, herringbone effect vinyl flooring and contemporary portrait radiator.



FIRST FLOOR LANDING

Doors to three bedrooms and the bathroom. Loft access, recess ceiling spotlights and radiator.

BEDROOM ONE

12'9" x 10'4" [max] x 10'0" [min] [3.89m x 3.16m [max] x 3.06m [min]]

UPVC double glazed window to the front and radiator.



BEDROOM TWO

11'1" [min] x 12'9" [max] [3.38m [min] x 3.90m [max]]

UPVC double glazed windows to the rear and side, radiator, sloping ceiling and boiler cupboard.

BEDROOM THREE

6'9" x 7'0" [2.07m x 2.14m]

UPVC double glazed window to the front and radiator.



BATHROOM/W.C.

5'11" x 5'1" [1.81m x 1.57m]

Three piece suite comprising low flush w.c., pedestal wash basin with tiled splash back and panelled bath with mixer shower over. Part tiled walls, UPVC double glazed frosted window to the side, recess ceiling spotlights and portrait heated towel rail.



OUTSIDE

There is on street parking to the front and to the side shared access yard.

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.