



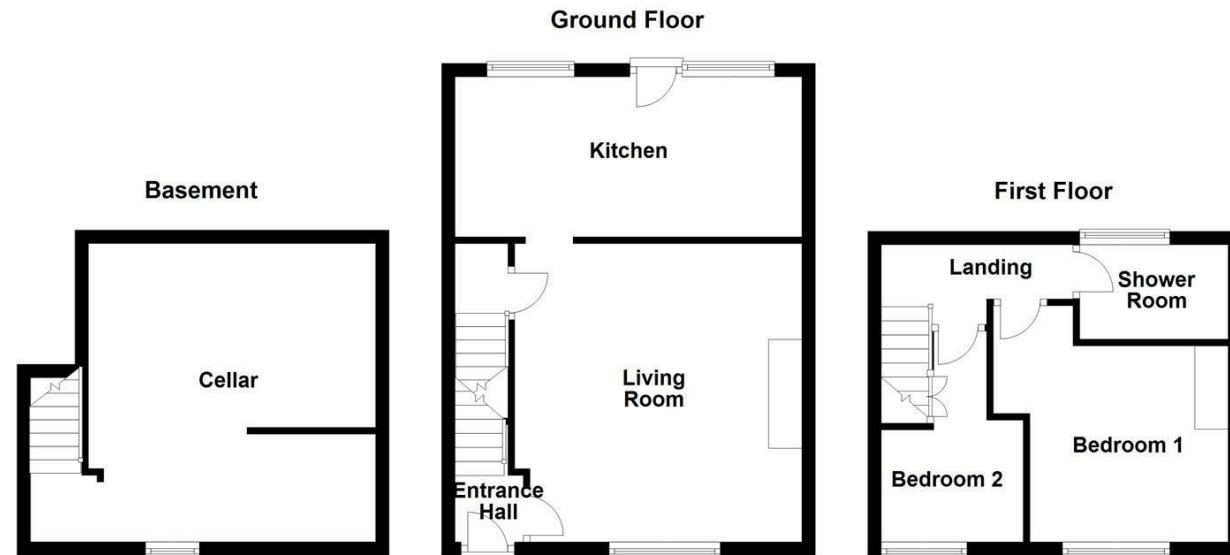
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1 Wood Street, Ossett, WF5 9NR

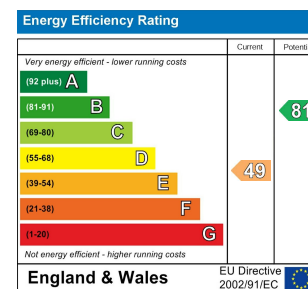
For Sale Freehold £150,000

Renovated to a high standard throughout is this two bedroom end terrace house benefitting from modern fitted kitchen and shower room, spacious living room and low maintenance rear garden.

The property briefly comprises of entrance hall, living room with access down to the cellar and modern fitted kitchen. The first floor landing leads to two bedrooms and modern house shower room/w.c. Outside to the front is on street parking and low maintenance Yorkshire stone paved patio area.

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.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing is highly recommended.



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

UPVC double glazed front entrance door, feature archway and stairs to the first floor landing, laminate flooring and door providing access into the living room.

LIVING ROOM

13'5" (main) x 14'1" (max) x 14'9" (4.09m (main) x 4.31m (max) x 4.51m)

UPVC double glazed window overlooking the front aspect, central heating radiator, solid stone hearth with decorative brick interior and solid wooden mantle above. An opening providing access to the modern fitted kitchen and door housing a staircase leading to the cellar room.



CELLAR

14'1" x 14'8" (4.31m x 4.48m)

Light, original curing table, Yorkshire stone flagged floor and timber single glazed window to the front aspect.

KITCHEN

7'10" x 14'4" (2.41m x 4.38m)

Range of wall and base units with laminate work surface over and laminate upstanding above, stainless steel sink and drainer with swan neck chrome mixer tap, integrated oven and grill with four ceramic hobs and stainless steel splash back. Space and plumbing for a washing machine, space for a fridge/freezer, inset spotlights, central heating radiator, wall mounted combi boiler, two UPVC double glazed windows and composite door to the rear garden.



FIRST FLOOR LANDING

Doors to two bedrooms and the house shower room. Central heating radiator.

BEDROOM ONE

9'9" x 9'8" plus walk in area (2.99m x 2.95m plus walk in area)

UPVC double glazed window overlooking the front elevation and central heating radiator.



BEDROOM TWO

7'11" (max) x 5'6" (min) x 7'2" plus walk in area (2.42m (max) x 1.70m (min) x 2.19m plus walk in area)

UPVC double glazed window overlooking the front elevation, double doored overstairs storage cupboard and central heating radiator.



SHOWER ROOM/W.C.

7'3" x 4'10" (2.23m x 1.49m)

Three piece suite comprising larger than average shower cubicle with mixer shower, low flush w.c. and vanity wash hand basin with mixer tap. Laminate flooring, contemporary radiator, wall mounted extractor fan and UPVC double glazed frosted window overlooking the rear elevation.



OUTSIDE

To the front of the property is on street parking. Whilst to the rear is a Yorkshire stone paved patio area, perfect for entertaining and dining purposes and foot access round the side of the neighbouring properties.



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.