

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



## 1 The Hawthorns, Ossett, WF5 0BH

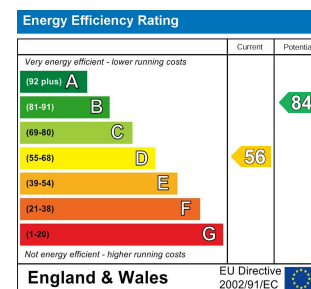
**For Sale Freehold £225,000**

Enjoying a cul-de-sac location is this two bedroom end town house renovated to a high standard throughout benefitting from off road parking and an enclosed rear garden.

The property briefly comprises of entrance hall, living room and kitchen/diner. The first floor landing leads to the two bedrooms and the house bathroom. Outside to the front is a lawned garden with paved seating area and paved driveway leading to the single attached garage. To the rear is an enclosed attractive lawned garden with paved patio area, perfect for al fresco dining.

The property is well placed to local amenities including shops and schools with local bus routes nearby. The motorway network is only a short drive away, perfect for those looking to commute further afield.

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



**OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK**



## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door with door into the living room.

### LIVING ROOM

13'9" x 12'7" [4.21m x 3.85m]

UPVC double glazed box window overlooking the front aspect, coving to the ceiling and living flame effect gas fire on a marble hearth with marble matching interior and surround. Timber doors providing access to the understairs storage cupboard and kitchen/diner. Staircase leading to the first floor landing.



### KITCHEN/DINER

10'11" x 12'7" [3.33m x 3.86m]

Range of wall and base high gloss units with laminate work surface over and laminate upstanding above, stainless steel sink and drainer with swan neck mixer tap, space and plumbing for a washing machine, integrated oven and grill with four ring induction hob, stainless steel splash back and cooker hood over. Integrated fridge/freezer, pull out pantry cupboard drawers, integrated slimline dishwasher, breakfast bar and space for a dryer. Two UPVC double glazed windows overlooking the rear aspect, coving to the ceiling, inset spotlights, UPVC double glazed side entrance door, laminate flooring and central heating radiator.



### FIRST FLOOR LANDING

UPVC double glazed window overlooking the side elevation, loft access, coving to the ceiling and doors to two bedrooms and the modern bathroom.

### BEDROOM ONE

10'2" x 12'7" [3.10m x 3.86m]

Range of fitted furniture with fitted wardrobes, dressing table with drawers and small cupboard over the bulkhead of the stairs. UPVC double glazed window overlooking the front elevation and central heating radiator.



### BEDROOM TWO

6'4" x 10'10" [1.94m x 3.32m]

UPVC double glazed window overlooking the rear elevation, central heating radiator and fitted double wardrobe with sliding doors.



### BATHROOM/W.C.

5'10" x 6'4" [1.79m x 1.94m]

Three piece suite comprising L-shaped panelled bath with mixer tap and mixer shower, low flush w.c. with concealed cistern and vanity wash basin with mixer tap. Fully tiled walls and floor. UPVC double glazed frosted window overlooking the rear elevation and chrome ladder style radiator.



### OUTSIDE

To the front of the property is an attractive lawned garden with paved seating area and paved driveway leading to the attached single garage with manual up and over door. A paved pathway runs down the side through a timber gate accessing the enclosed rear garden. To the rear is a lawned garden with paved patio area, planted borders and surrounded by timber fencing and privet hedges.



### COUNCIL TAX BAND

The council tax band for this property is B.

### 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.