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19 Guildford Street, Ossett, WF5 8LL

For Sale Freehold £225,000

Situated close to Ossett town centre is this superbly presented three bedroom end terrace benefitting from en suite and attractive lawned rear garden.

The property briefly comprises of the entrance hall, lounge, kitchen/diner with access to the lower ground floor leading to bedroom two with en suite facilities. The first floor landing leads to two further bedrooms. Outside to the front is a small buffer garden. Whilst to the rear is a lawned garden with patio seating area, perfect for outdoor dining and entertaining.

The property is located within easy reach of a good range of local shops, within walking distance of both the local Dimple Well Infant School and Nursery as well as Ossett Academy schools, also from recreational facilities in the centre of Ossett. Ossett is also well placed for ready access to the motorway network, perfect for those looking to travel further afield.

Ideal for the first time buyer, couple or family and a viewing comes highly recommended.

IMPORTANT NOTE TO PURCHASERS

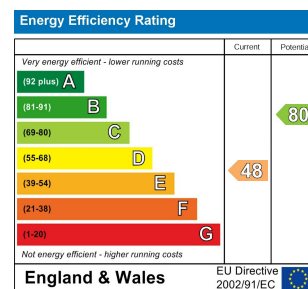
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact 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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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.

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CONVEYANCING

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ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door, doors to the lounge and kitchen/diner.

LOUNGE

13'6" x 11'11" [4.13m x 3.64m]

UPVC double glazed window to the front elevation, electric fire with surround and central heating radiator.



KITCHEN/DINER

16'2" x 12'0" [4.95m x 3.66m]

Range of wall and base units, integrated gas cooker with stone surround, space for a washing machine. UPVC double glazed window and door to the rear, central heating radiator, stairs leading down to the bedroom on the lower ground floor.



BEDROOM TWO

11'8" x 15'8" [3.58m x 4.80m]

UPVC double glazed window to the rear elevation, central heating radiator and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

7'0" x 7'1" [2.15m x 2.16m]

Stand alone shower with glass sliding doors, wash hand basin and low flush w.c.



FIRST FLOOR LANDING

Doors to two further bedrooms and bathroom.

BEDROOM ONE

15'1" x 15'5" [4.62m x 4.72m]

UPVC double glazed window to the front elevation, central heating radiator, fitted wardrobes and feature electric fireplace.



BEDROOM THREE

17'4" x 12'5" [5.3m x 3.80m]

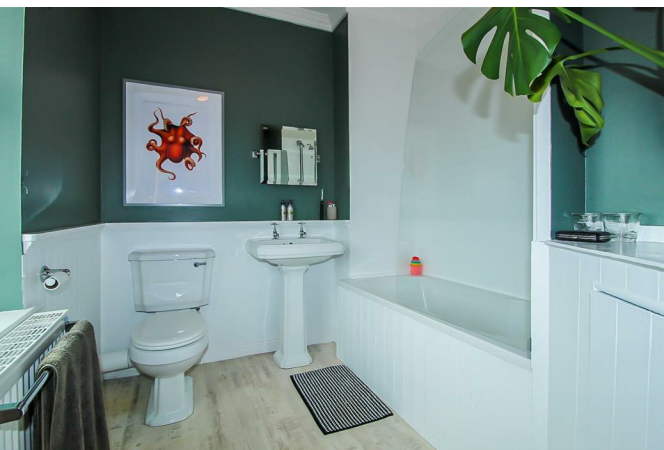
UPVC double glazed window to the side elevation and central heating radiator.



BATHROOM/W.C.

8'7" x 7'4" [2.64m x 2.24m]

Three piece suite comprising bath with shower over, pedestal wash hand basin and low flush w.c. UPVC double glazed frosted window to the rear elevation and central heating radiator.



OUTSIDE

To the front is a low maintenance buffer garden and on street parking. To the rear is a lawned garden with flagged patio seating area.



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.