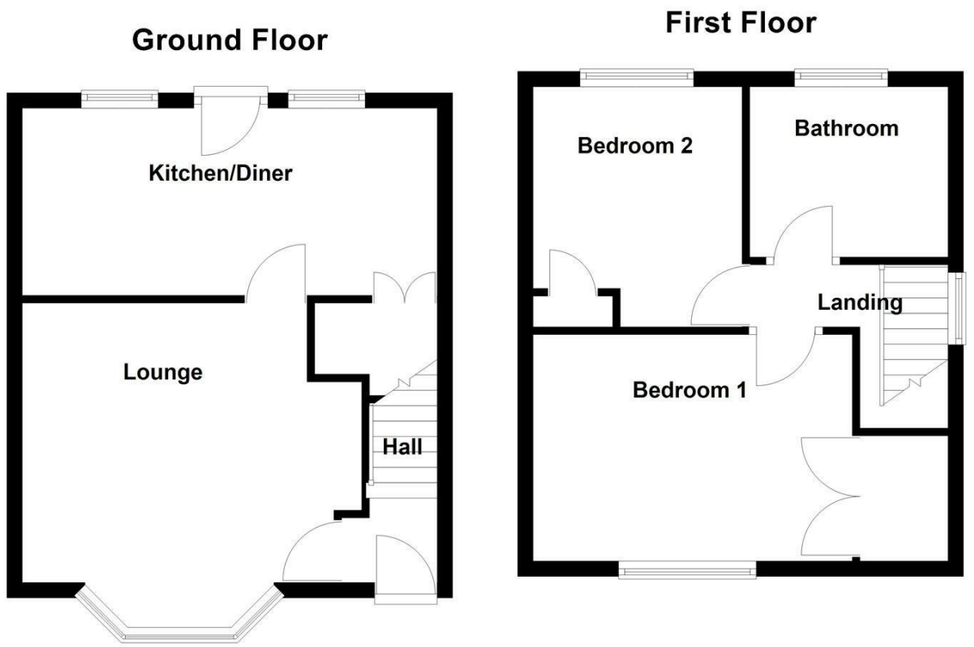

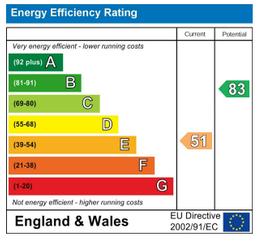

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

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



22 Westwood Road, Ossett, WF5 0NN

For Sale Freehold £155,000

Situated in Ossett is this well presented two bedroom mid terrace property, benefitting from enclosed, low maintenance gardens to both the front and rear. The home is ideally suited to first time buyers, downsizers, or investors alike.

The accommodation briefly comprises a welcoming entrance hall, spacious lounge, and fitted kitchen/diner. To the first floor, the landing leads to two double bedrooms and a family bathroom. Externally, the property enjoys a low maintenance pebbled garden to the front, along with an enclosed, low maintenance garden to the rear, ideal for outdoor seating and entertaining.

Ossett offers an excellent range of local shops, amenities, and its popular weekly market, while the property is also well positioned for access to the motorway network, making it ideal for those commuting for work.

An early viewing is highly recommended to fully appreciate all that this property has to offer.



ACCOMMODATION

ENTRANCE HALL
UPVC front door into the main hallway with a central heating radiator and staircase rising to the first floor landing. A door provides access to the lounge.

LOUNGE
13'5" x 9'10" (4.10m x 3.01m)
UPVC double glazed bay window to the front elevation, central heating radiator, gas fireplace, and a door leading through to the kitchen diner.



KITCHEN/DINER
17'7" x 8'0" (5.38m x 2.44m)
Fitted kitchen with a range of base units offering storage, laminate worktops, inset sink with drainer, integrated gas oven and hob, space for a fridge, and space and plumbing for a washing machine. Laminate flooring and built-in understairs storage cupboard. UPVC double glazed windows to the rear elevation and a UPVC rear door providing access to the garden.



FIRST FLOOR LANDING
UPVC double glazed window to the side elevation and providing access to two bedrooms and the family bathroom.

BEDROOM ONE
13'7" x 9'7" (4.15m x 2.94m)
UPVC double glazed window to the front elevation, central heating radiator, and built-in storage cupboard over the stairs.



BEDROOM TWO
10'4" x 8'11" (3.17m x 2.74m)
UPVC double glazed window to the rear elevation, central heating radiator, and built-in storage cupboard.



BATHROOM/W.C.
8'4" x 7'3" (2.55m x 2.23m)
Frosted UPVC double glazed window to the rear elevation. Three piece suite comprising a corner bath with electric shower over, wash hand basin, w.c., chrome style ladder heated towel rail, and partially tiled walls.



OUTSIDE
To the rear is a low maintenance enclosed garden, mainly laid to lawn with planted borders and space for a storage shed. To the front is a low maintenance pebbled garden offering potential to create off street parking for one to two vehicles.



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.