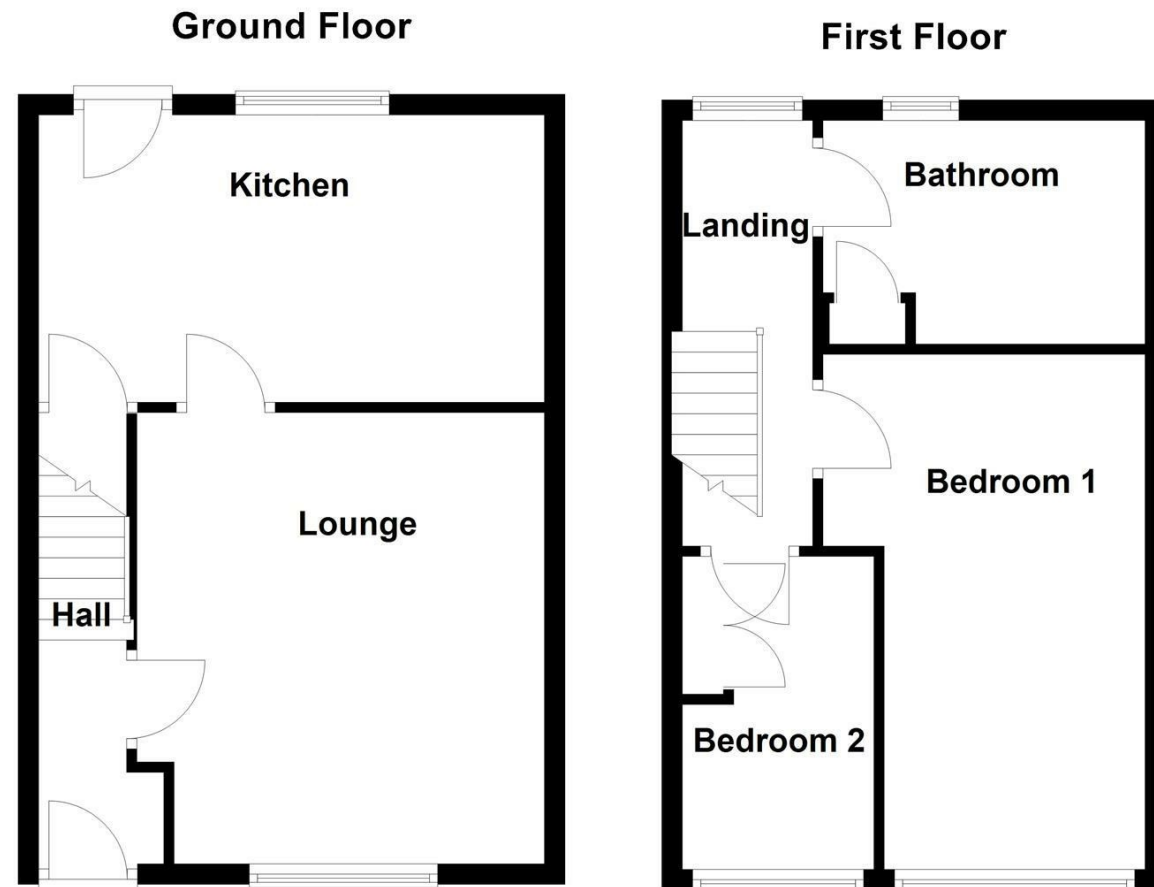




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5 Swithenbank Street, Ossett, WF5 9RW

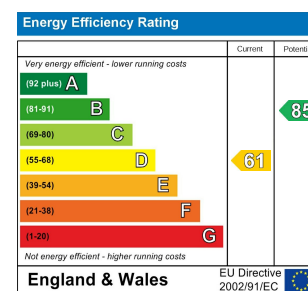
For Sale Freehold Offers Over £180,000

A well presented two bedroom mid terrace property, ideally situated close to Ossett, offering convenient access to a range of local amenities. The property benefits from rear driveway parking and enclosed gardens.

The accommodation briefly comprises an entrance hall, a spacious lounge, kitchen, and a useful cellar. To the first floor, the landing provides access to two well proportioned bedrooms and a family bathroom. Externally, the property boasts low maintenance gardens to both the front and rear, along with the added advantage of off street parking to the rear.

Ideally positioned for local shops, schools, and amenities, the property also offers excellent transport links, with easy access to the motorway network for commuters travelling to Leeds and surrounding areas.

Offered in ready-to-move-into condition, 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



ACCOMMODATION

ENTRANCE HALL

Entry is gained via a front door into the main hallway, which features a staircase rising to the first floor landing and provides access to the principal reception areas.

LOUNGE

14'4" x 11'10" [4.39m x 3.61m]

A well proportioned reception room with a UPVC double glazed window to the front elevation, central heating radiator, carpeted flooring with skirting, and a feature fireplace with surround. A door leads through to the kitchen.



KITCHEN

16'1" x 9'2" [4.92m x 2.80m]

Fitted with a range of wall and base units providing ample storage, complemented by worktops incorporating a sink and drainer unit. There is an integrated gas oven with stainless steel splashback and cooker hood, along with space for additional appliances. The room benefits from UPVC double glazed windows to the rear elevation, tiled flooring, and a door leading down to a useful storage cellar.

FIRST FLOOR LANDING

The first floor landing provides access to two bedrooms and the family bathroom.

BEDROOM ONE

16'5" x 10'3" [5.01m x 3.14m]

A spacious double bedroom with a UPVC double glazed window to the front elevation, central heating radiator, built in storage to one side, and carpeted flooring.



BEDROOM TWO

9'11" x 6'1" [3.04m x 1.87m]

Featuring a UPVC double glazed window to the front elevation, central heating radiator, and built in wardrobes to two sides.



BATHROOM

10'3" x 7'1" [3.14m x 2.17m]

Comprising a modern three piece suite including a bath with shower over, wash hand basin, and WC. Additional features include a central heating radiator and a rear facing frosted UPVC double glazed window.



OUTSIDE

Externally, to the front, there is a low maintenance lawned garden. The property benefits from low maintenance gardens to the rear, with decking providing an ideal seating area and space for a storage shed. A gated access leads to rear driveway parking, providing space 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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.