



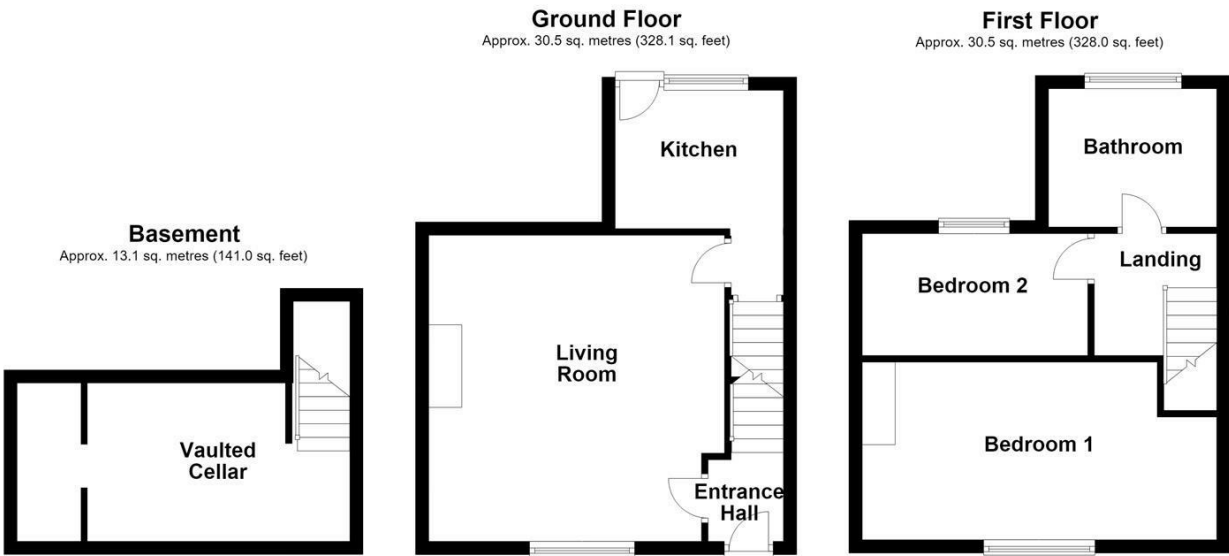
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



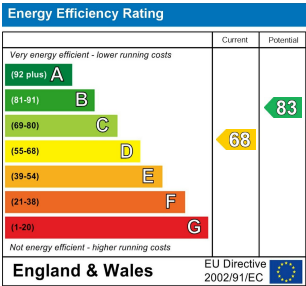
Total area: approx. 74.0 sq. metres (797.0 sq. feet)

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.



27 Wycliffe Street, Ossett, WF5 9ER

For Sale Freehold £155,000

A superb opportunity to purchase this well presented mid terraced home, featuring a modern kitchen, spacious living room, two good sized bedrooms and a stylish house bathroom. The property also benefits from UPVC double glazing, gas central heating and a low maintenance rear garden.

The accommodation briefly comprises a welcoming living room with a feature fireplace and a door leading through to the modern fitted kitchen. From the kitchen, stairs provide access down to a vaulted cellar with power and lighting, offering useful additional storage. To the first floor, the landing provides access to two well proportioned bedrooms and a modern house bathroom fitted with an attractive three piece suite. Externally, on street parking is available to the front. Yorkshire stone steps lead to the entrance door, with a low maintenance slate chipped buffer garden enclosed by a stone boundary wall. To the rear is an enclosed, low maintenance garden incorporating an artificial lawn and paved patio area, ideal for outdoor seating and entertaining. Timber fencing encloses the garden on all sides, with two access gates providing convenient bin access.

The property is situated within walking distance of local amenities and schools in the sought after town of Ossett. Regular bus services provide access to Wakefield city centre, while the M1 and M62 motorway networks are only a short distance away, making the home ideal for commuters travelling further afield.

Only a full internal inspection will reveal everything this quality home has to offer. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

A composite front entrance door leads into the entrance hall. A staircase with a handrail provides access to the first floor landing, while a central heating radiator and door lead into the living room.

LIVING ROOM

15'2" x 14'8" [max] x 13'10" [min] [4.64m x 4.48m [max] x 4.24m [min]]

Featuring a UPVC double glazed window overlooking the front elevation, a central heating radiator and coving to the ceiling. Decorative wall mouldings and a dado rail create an attractive feature wall. There is also a gas fire, which is currently disconnected, set on a marble hearth with a decorative wooden surround. A door provides access to the inner hallway.

INNER HALLWAY

Open to the kitchen and featuring a door with stairs leading down to the lower ground floor cellar.

KITCHEN

8'0" x 11'2" [max] x 6'9" [min] [2.45m x 3.41m [max] x 2.08m [min]]

Fitted with a range of modern high gloss wall and base units with laminate work surfaces over and matching upstands. There is an integrated oven and grill, a four ring ceramic hob with glass splashback and extractor hood

above, and a stainless steel sink with swan-neck mixer tap. There is also space and plumbing for a washing machine beneath the counter, an integrated under counter fridge and laminate flooring. A UPVC double glazed window overlooks the rear yard, while a composite door provides access outside. The room also benefits from a central heating radiator.



VAULTED CELLAR

13'10" x 7'0" [4.22m x 2.14m]

Accessed via stairs from the kitchen, the vaulted cellar provides useful additional storage and benefits from power and lighting. An opening leads into the original cold storage room, which also has lighting.

FIRST FLOOR LANDING

Providing access to the loft, two bedrooms and the house bathroom.

BEDROOM ONE

8'6" x 16'11" [max] x 14'10" [min] [2.61m x 5.18m [max] x 4.54m [min]]

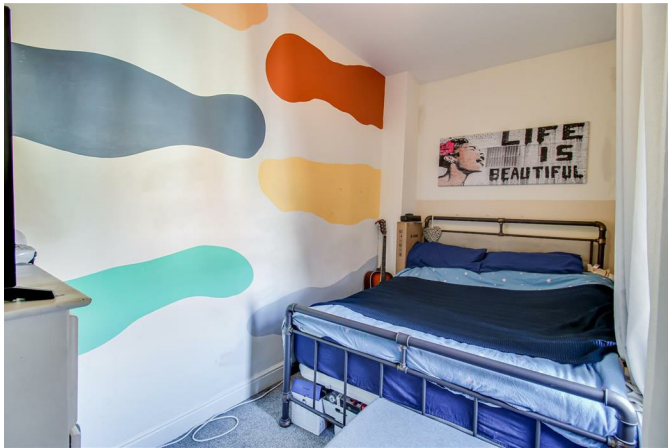
Featuring a UPVC double glazed window overlooking the front elevation, a central heating radiator and an attractive timber clad feature wall.



BEDROOM TWO

11'6" x 6'2" [3.52m x 1.89m]

Featuring a UPVC double glazed window overlooking the rear elevation and a central heating radiator.



BATHROOM

6'9" x 8'0" [2.07m x 2.46m]

Fitted with a modern three piece suite comprising a low flush WC, a wash basin with mixer tap set within high gloss vanity cupboards, and a panelled bath with a glazed folding shower screen, mixer shower, rainfall shower head and handheld attachment. The bathroom also features a central heating radiator, fully tiled walls, UPVC cladding to the ceiling, laminate flooring and a frosted UPVC double glazed window overlooking the rear elevation.



OUTSIDE

To the front, on-street parking is available on a first come, first served basis. Yorkshire stone steps lead to the front entrance door, with a low maintenance slate-chipped buffer garden enclosed by stone boundary walls. To the rear is a low maintenance artificial lawned yard with a paved seating area. Timber panelled fencing encloses the space on three sides, while two timber gates provide shared access for bins to the rear of the property.



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.