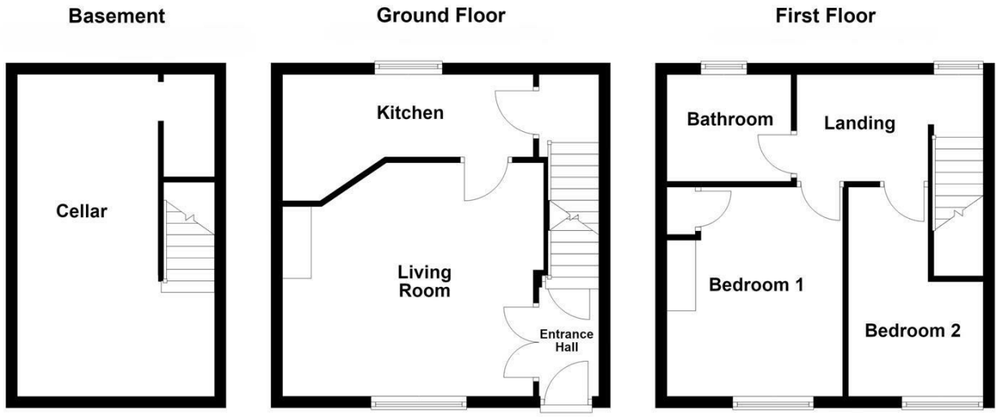
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





16A Ossett Lane, Dewsbury, WF12 8LY

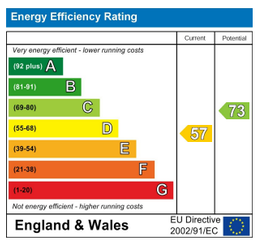
For Sale Freehold £145,000

A fantastic opportunity to purchase this spacious two bedroom end terrace home, benefitting from generous off road parking, well proportioned accommodation and an attractive enclosed rear garden. Ideally suited to first time buyers, couples, small families and investors alike, this appealing property offers plenty of potential.

To the front, a shared pebbled driveway provides off road parking for approximately two to three vehicles, together with an additional concrete parking area. A timber gate opens onto a cobbled pathway leading to the composite rear entrance door, which is sheltered by a timber porch and opens into the entrance hall. From the entrance hall, double timber doors with stained glass inserts provide access into the spacious lounge diner, which features an attractive fireplace and leads through to the kitchen. A staircase also provides access down to a useful cellar room on the lower ground floor, which benefits from lighting. To the first floor is a spacious landing providing access to two double bedrooms and a three piece house bathroom. The property also benefits from triple glazed windows and central heating throughout. Externally, the rear garden is attractively arranged with a lawned area and paved seating space, ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, with a useful timber storage shed positioned to the side.

The property is conveniently located close to local amenities and schools, with regular bus services providing access to Dewsbury, Wakefield and Leeds. The M1 and M62 motorway networks are also within easy reach, making the property particularly convenient for commuters and those travelling further afield.

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

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.

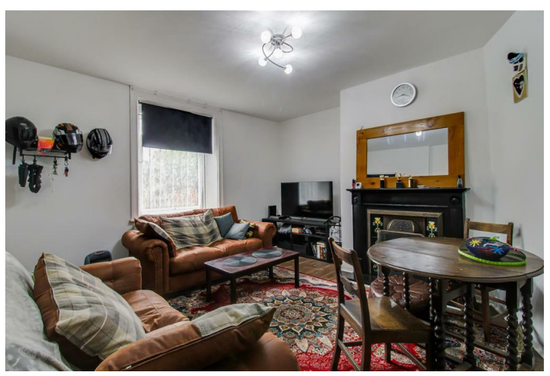
CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



ACCOMMODATION

ENTRANCE HALL
Composite front entrance door with frosted UPVC triple glazed fanlight above, opening into the entrance hall. Laminate flooring, central heating radiator, door providing access to the staircase leading to the first floor landing and double timber doors with stained glass inserts opening into the living room.

LIVING ROOM
14'2" x 13'4" (4.34m x 4.07m)
Laminate flooring, UPVC triple glazed window overlooking the front aspect and central heating radiator. Feature open fire set on a tiled hearth with tiled decorative interior, cast iron detailing and solid wood surround. Door providing access to the kitchen.

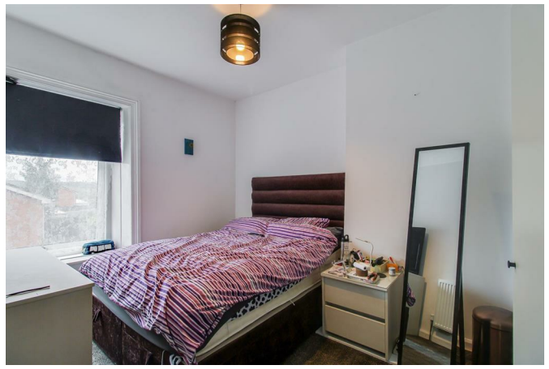


KITCHEN
14'9" x 6'7" (max) x 4'8" (min) (4.50m x 2.03m (max) x 1.44m (min))
Fitted with a range of wall and base units with laminate work surfaces over and part tiled walls. Single bowl sink and drainer with swan neck mixer tap, integrated oven and grill, four ring gas hob, wall mounted extractor fan, space for an under counter fridge or freezer and space and plumbing for a washing machine. UPVC triple glazed window overlooking the rear aspect, central heating radiator and laminate flooring. A timber door provides access to the staircase leading down to the cellar on the lower ground floor. The combination condensing boiler is positioned at the top of the cellar staircase.

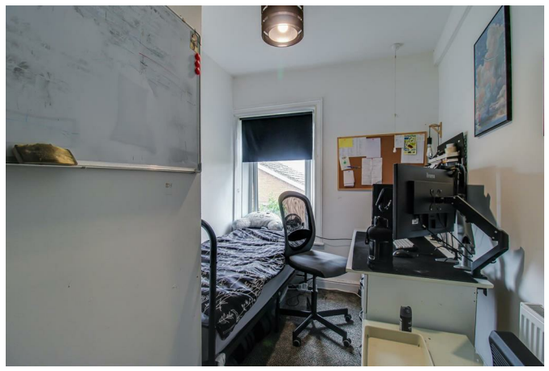
CELLAR
18'2" x 8'0" (5.55m x 2.46m)
Generous cellar with Yorkshire stone flooring and lighting. Fixed shelving to one wall, housing the meters, together with an opening providing access to a useful understairs storage section.

FIRST FLOOR LANDING
UPVC triple glazed window, central heating radiator and three doors providing access to the two bedrooms and house bathroom. Stained glass fanlights are positioned above both bedroom doors.

BEDROOM ONE
12'4" x 9'9" (3.77m x 2.98m)
UPVC triple glazed window overlooking the rear elevation, central heating radiator and three built-in storage cupboards positioned in the corner.



BEDROOM TWO
12'3" x 7'8" (max) x 4'6" (min) (3.74m x 2.35 (max) x 1.38m (min))
UPVC triple glazed window overlooking the rear elevation and central heating radiator.



BATHROOM
6'10" x 5'6" (2.10m x 1.70m)
Fitted with a three piece suite comprising panelled bath with mixer tap, wall mounted shower attachment and glazed shower screen, pedestal wash basin with mixer tap and low flush W.C. Part tiled and part laminate panelled walls, frosted UPVC triple glazed window overlooking the rear elevation, wall mounted electric heater and chrome ladder style radiator.



OUTSIDE
To the front is a shared pebbled driveway providing off road parking for approximately two vehicles, which leads onto an additional concrete parking area positioned in front of the property. A timber gate provides access along a cobbled pathway towards the rear entrance, with a timber shed providing useful garden storage. The rear garden is attractively arranged with a lawned area and paved patio space, together with a cobbled pathway leading to the covered timber porch over the rear entrance door. The garden is enclosed by timber fencing.



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.