

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



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



45 Healey Road, Ossett, WF5 8LS

For Sale Freehold £180,000

Situated in Ossett, this well presented two bedroom mid terrace property offers comfortable and versatile living accommodation. The property benefits from enclosed front and rear gardens and includes an occasional loft room.

The accommodation briefly comprises an entrance hall and a spacious lounge, with a modern fitted kitchen to the lower level. To the first floor, there is a landing leading to two well proportioned bedrooms and a contemporary family shower room. Externally, the property features a long rear yard along with gardens to both the front and rear, as well as on street parking.

The property is ideally located close to a range of local shops and amenities, the property also offers excellent access to the motorway network, making it perfect for commuters.

Finished to a high standard throughout, the property is ready to move into, and early viewing is highly recommended.

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ACCOMMODATION

ENTRANCE HALL

Front entrance door into the entrance hall with stairs to the first floor landing and a door into the lounge.

LOUNGE

16'5" x 14'8" [5.01m x 4.48m]

UPVC double glazed window to the front, door to the rear hallway, central heating radiator, coving to the ceiling, open fireplace.



REAR HALLWAY

UPVC double glazed door to the rear garden, stairs leading down to the kitchen.

KITCHEN

15'10" x 14'7" [4.83m x 4.46m]

UPVC double glazed window to the rear, central heating radiator, spotlights, open brick fireplace with space for an electric fire. A range of modern fitted wall and base units with quartz worksurfaces with a Belfast sink and drainer with a gold mixer tap. Centralised island providing additional storage with wall and base units and a breakfast bar, integrated dishwasher, induction hob and oven with cooker hood over, plumbing for a washing machine and tumble dryer.

FIRST FLOOR LANDING

UPVC double glazed window to the rear, access to two bedrooms and the shower room.

BEDROOM ONE

11'10" x 9'7" [3.62m x 2.94m]

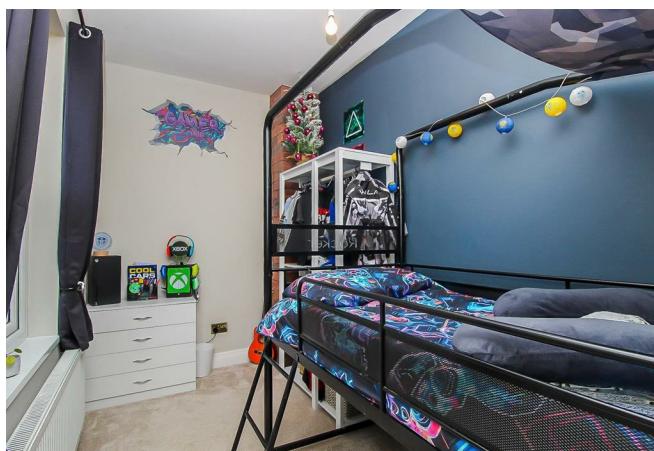
UPVC double glazed window to the front, central heating radiator, exposed brick feature wall with an open fireplace.



BEDROOM TWO

11'10" x 6'4" [3.61m x 1.95m]

UPVC double glazed window to the rear, central heating radiator.



SHOWER ROOM

7'10" x 5'6" [2.39m x 1.68m]

Frosted UPVC double glazed window to the front, ladder style radiator, built in storage and spotlights. A modern fitted three piece suite comprising of a walk in shower cubicle with a glass sliding door, inset shower and a separate handheld shower attachment, a hand wash basin with a mixer tap and a low flush W.C..



LOFT ROOM

Fully boarded and carpeted.



OUTSIDE

To the front of the property, there is a low maintenance front buffer garden with bricks and bushes surrounding and on street parking available. To the rear of the property there is a paved patio seating area, perfect for outdoor dining and entertaining purposes with a laid to lawn garden, 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.