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01924 266 555

HORBURY
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23 Westfield Street, Ossett, WF5 8JE

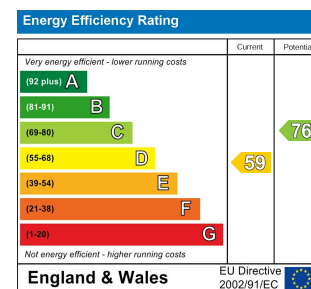
For Sale Freehold £150,000

Situated close to Ossett town centre is this three bedroom terraced property, offering spacious accommodation throughout and benefitting from no onward chain, an enclosed rear garden, rear parking and a useful cellar with excellent potential.

The accommodation briefly comprises an entrance hall, spacious living room, separate sitting room/dining room and fitted kitchen. To the first floor, the landing provides access to three bedrooms and a shower room. Externally, the property enjoys a low maintenance enclosed rear garden incorporating flagged patio areas, together with shared parking to the rear of the property.

Conveniently positioned within easy reach of Ossett town centre, the property is ideally located for a wide range of amenities including shops, schools, cafés and the town's popular twice weekly market. Excellent transport links and nearby motorway access also make the property attractive to commuters.

Offering scope for further modernisation and potential to utilise or develop the cellar space, subject to any necessary consents, this property presents an excellent opportunity for a variety of buyers. An early viewing is highly recommended to fully appreciate all that this property has to offer.



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.



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ACCOMMODATION

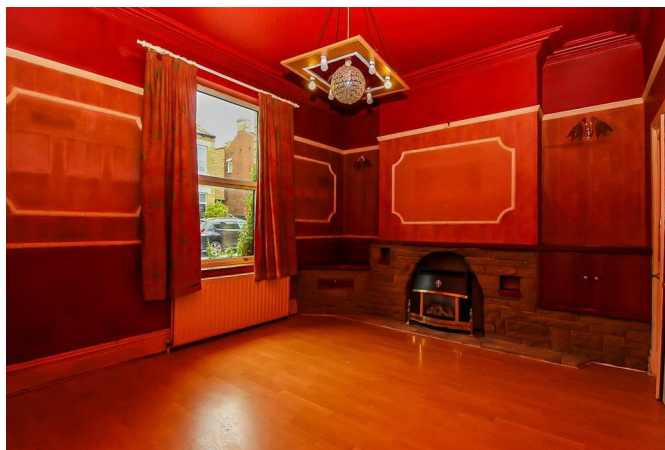
ENTRANCE HALL

Entered via a front entrance door, the hallway provides access to the lounge, kitchen and staircase to the first floor landing. Central heating radiator.

LOUNGE

15'3" x 12'0" [4.65m x 3.66m]

A spacious reception room with UPVC double glazed window to the front elevation, central heating radiator, wood effect laminate flooring with skirting boards, coving to the ceiling and a feature gas fireplace with surround. Double doors lead through to the sitting room/dining room.



SITTING/DINING ROOM

15'4" x 11'4" [4.69m x 3.47m]

A versatile second reception room with UPVC double glazed window to the rear elevation, central heating radiator, wood effect laminate flooring and a feature gas fireplace. Door providing access to the kitchen and a further door leading down to the cellar.

KITCHEN

12'0" x 7'1" [3.68m x 2.16m]

Fitted with a range of wall and base units providing storage, integrated gas hob, integrated oven, stainless steel sink and drainer with mixer tap, partial tiled splashbacks and a central heating radiator. UPVC rear entrance door with UPVC window above overlooking the rear garden.

FIRST FLOOR LANDING

Providing access to three bedrooms and the family bathroom.

BEDROOM ONE

13'5" x 12'2" [4.09m x 3.73m]

UPVC double glazed window to the rear elevation, central heating radiator, fitted wardrobes to one wall and carpeted flooring with skirting boards.



BEDROOM TWO

11'5" x 9'6" [3.50m x 2.90m]

UPVC double glazed window to the front elevation, central heating radiator and a built-in storage cupboard.



BEDROOM THREE

9'5" x 6'9" [2.88m x 2.07m]

UPVC double glazed window to the front elevation and central heating radiator.



SHOWER ROOM/W.C.

12'3" x 4'11" [3.74m x 1.51m]

Fitted with a modern three piece suite comprising a double walk-in shower cubicle with wall mounted

shower, vanity wash hand basin with storage, and W.C. Central heating radiator, partial tiled splashbacks, full tiling within the shower enclosure and a frosted UPVC double glazed window to the side elevation.



OUTSIDE

To the rear of the property is a low maintenance flagged garden with space for a storage shed and timber fence surround. Beyond the garden is a tarmac courtyard providing shared access and access to off road parking.



COUNCIL TAX BAND

The council tax band for this property is B.

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.