



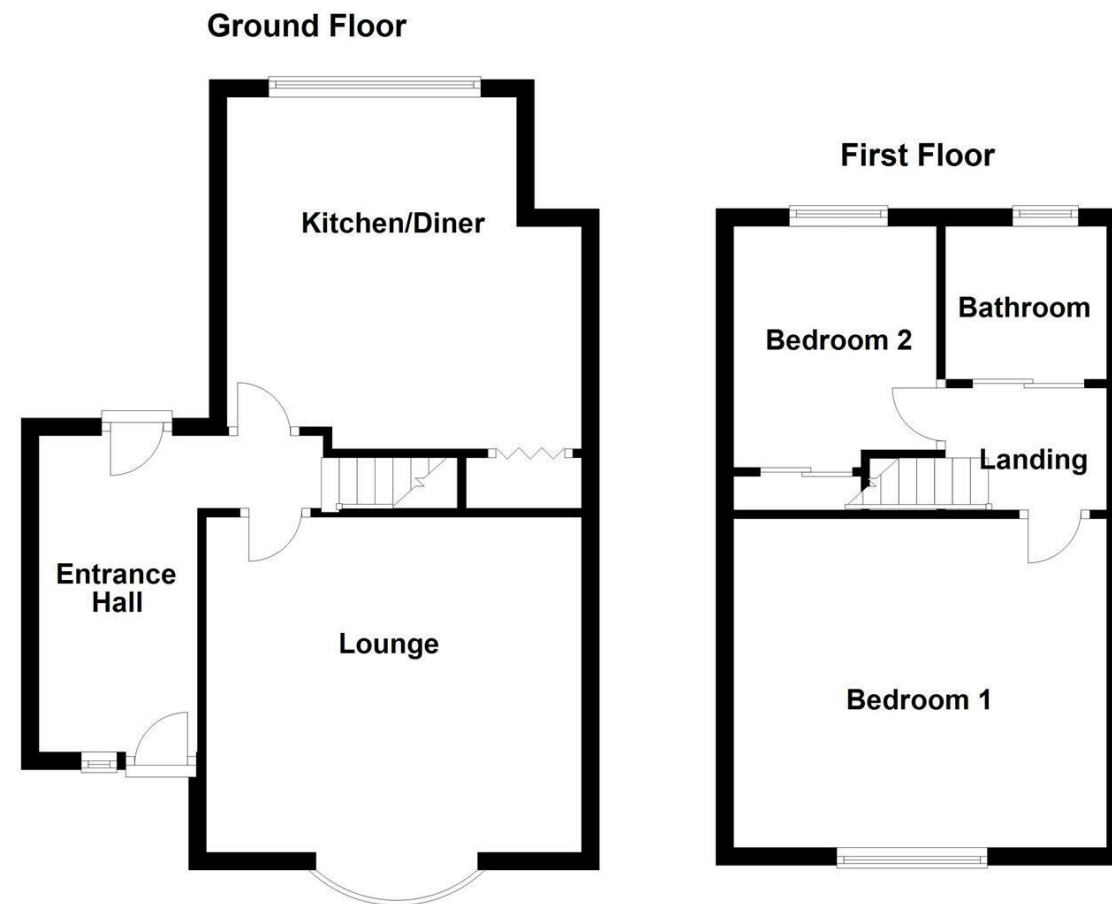
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## 12 Hirstlands Drive, Ossett, WF5 8EJ

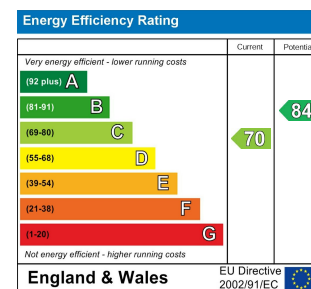
For Sale Freehold £200,000

Ideally situated close to the sought-after town centre of Ossett, this well-presented two-bedroom semi-detached property offers comfortable and modern living throughout.

The property benefits from driveway parking, a garage, and attractive enclosed gardens. The accommodation briefly comprises an entrance hall, a spacious lounge, and a well-appointed kitchen. To the first floor are two bedrooms and a modern family bathroom. Externally, the rear garden features a low-maintenance lawn and patio area—perfect for outdoor relaxation—while the front offers additional driveway parking and access to the garage.

Ideally located for all local shops and amenities that Ossett has to offer, including its popular twice-weekly market, this home also provides excellent access to the motorway network for those needing to commute further afield.

Recently renovated and ready to move into, this property is an ideal choice for first-time buyers, downsizers, or investors alike. 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,

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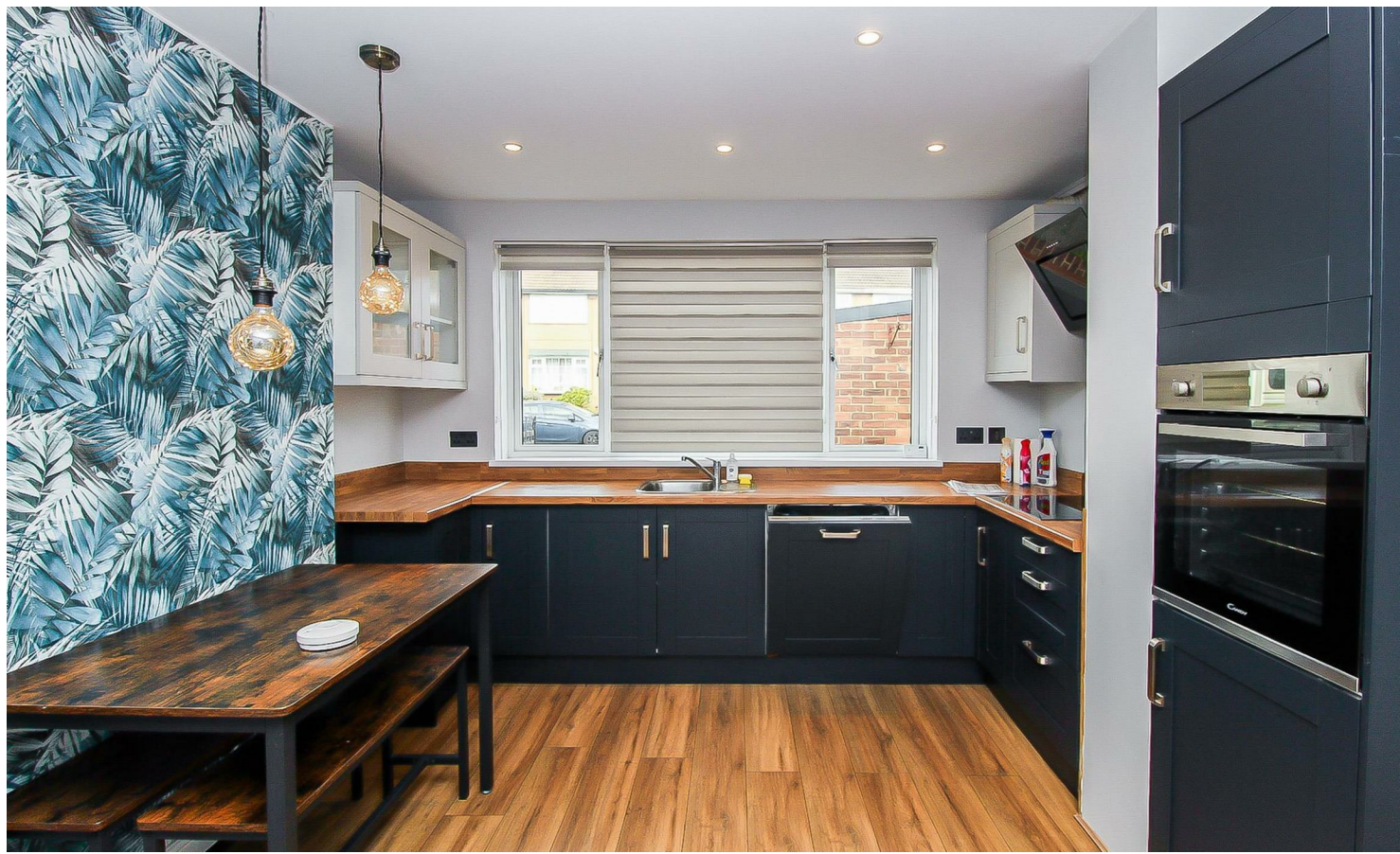
and Normanton office 01924 899870.

Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage



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## ACCOMMODATION

### ENTRANCE PORCH

Entrance door into the entrance porch, UPVC double glazed door to the rear garden, central heating radiator. Doors to the kitchen/diner and the living room. Stairs to the first floor landing.



### LOUNGE

13'11" x 12'5" [4.26m x 3.79m]

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



### KITCHEN/DINER

14'1" x 13'10" [4.31m x 4.22m]

UPVC double glazed window to the front, central heating radiator, spotlights. Modern fitted kitchen with an array of wall and base units for storage, wood effect laminate worktops, stainless steel sink unit, integrated induction hob with cooker hood and splashback, integrated dishwasher, oven, space for a washing machine, and built-in storage cupboard under the stairs.

### BEDROOM ONE

14'0" x 12'8" [4.28m x 3.88m]

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



### BEDROOM TWO

8'2" x 7'7" [2.49m x 2.33m]

UPVC double glazed windows to the front, central heating radiator.



### BATHROOM

5'11" x 5'2" [1.81m x 1.60m]

Frosted UPVC double glazed windows to the front, central heating radiator. A three piece suite with wall mounted shower over bath with glass panel, vanity wash hand basin with mixer tap, low flush W.C..



### OUTSIDE

To the front of the property, there is driveway parking with gated entry and a front garage with up-and-over door for storage. Externally, to the rear of the property, there is a flagged patio and low-maintenance lawn with wood fencing surrounding.



### 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.

### 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.