



WAKEFIELD
01924 291 294

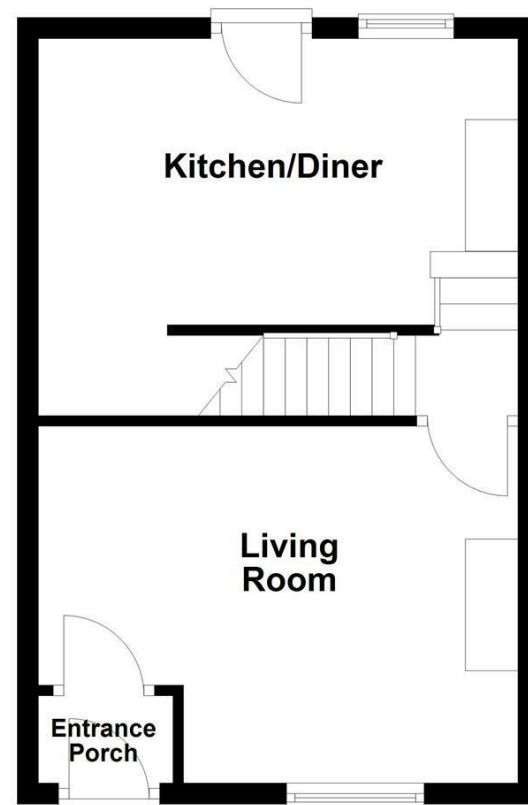
OSSETT
01924 266 555

HORBURY
01924 260 022

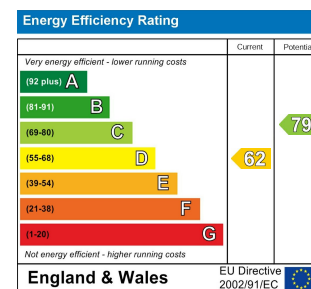
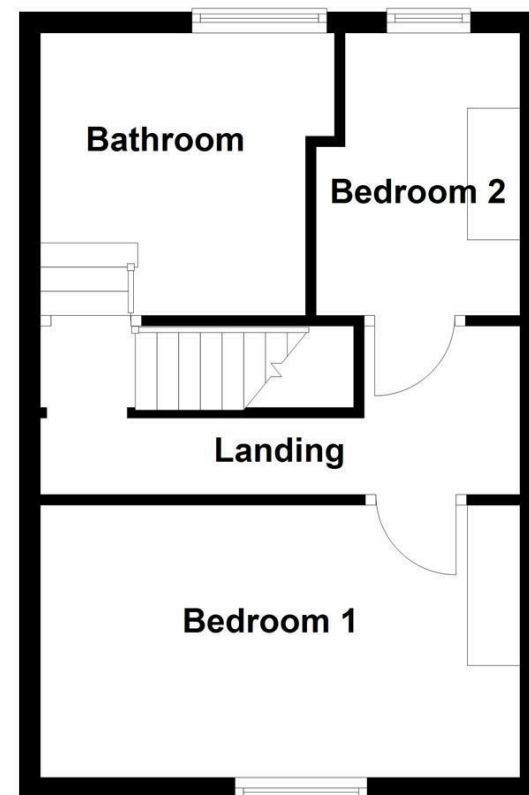
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor



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,

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



145 Wakefield Road, Ossett, WF5 9AD

For Sale Freehold £110,000

Situated on the cusp of Wakefield and Ossett is this well presented two bedroom mid-terrace home, offering well proportioned accommodation throughout. Boasting generous reception space and an enclosed rear garden with off road parking, this fantastic property is certainly not one to be missed.

The property briefly comprises an entrance porch leading through into the living room, with access to a further inner hallway featuring stairs rising to the first floor landing and steps descending into the kitchen diner. The kitchen diner in turn provides access out to the rear garden. To the first floor, the landing provides loft access together with doors leading to two bedrooms and the house bathroom. Externally, the property is accessed directly from the street to the front elevation, whilst to the rear is a rented garden, currently understood to be leased from a local farmer at approximately £20 per annum, payable in April. The garden is predominantly laid to lawn with mature shrubs and trees throughout, together with space for a timber built garden shed and off road parking provided via a block paved driveway suitable for one to two vehicles.

Ideally positioned between Wakefield and Ossett, the property enjoys easy access to a wide range of local amenities, many of which are within walking distance, with a broader selection available within Wakefield city centre itself. Regular local bus routes operate nearby, whilst Wakefield benefits from two railway stations offering excellent commuter links to Leeds, Manchester and London. The M1 motorway is also only a short distance away, ideal for those wishing to travel further afield.

Only a full internal inspection can truly appreciate everything this superb home has to offer. Perfectly suited to first time buyers, small families, professional couples and investors alike, an early viewing is highly recommended to avoid disappointment.



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



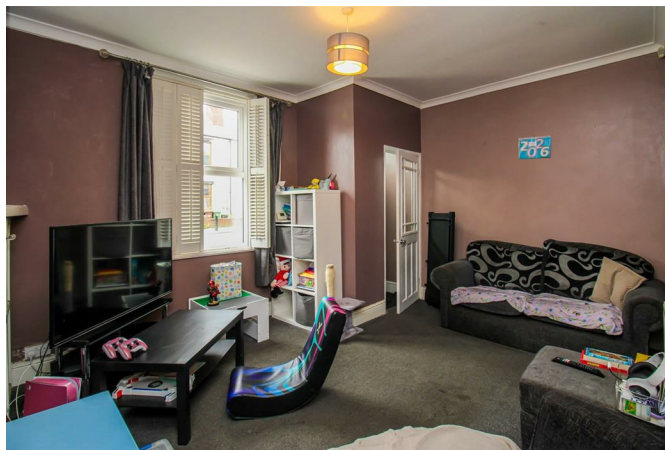
ACCOMMODATION

ENTRANCE PORCH

29' x 4'2" (0.85m x 1.28m)
UPVC double glazed entrance door leading into the porch, with a further door providing access through into the living room.

LIVING ROOM

11'5" (max) x 14'11" (min) x 8'9" (3.48m (max) x 4.56m (min) x 2.68m)
Having coving to the ceiling, central heating radiator, UPVC double glazed window to the front elevation with fitted shutters and a decorative fireplace with marble hearth. A door leads through into the inner hallway.



INNER HALLWAY

Having stairs rising to the first floor landing together with a set of steps leading down into the kitchen diner.

KITCHEN DINER

11'11" (max) x 14'11" (min) x 4'3" (3.65m (max) x 4.56m (min) x 1.30m)
Fitted with a range of wall and base shaker style units with resin work surfaces over, incorporating a stainless steel sink and drainer with mixer tap and tiled splashbacks. There is a five ring gas hob with stainless steel extractor canopy above, integrated oven, space and plumbing for a washing machine and space for a fridge freezer. The room further benefits from coving to the ceiling, extractor fan, fitted storage beside the alcove, breakfast bar with quartz work surface, central heating radiator, a UPVC double glazed window to the rear elevation and a frosted UPVC double glazed door leading out to the rear garden.



FIRST FLOOR LANDING

Having loft access, central heating radiator and doors leading to bedroom one, bedroom two and the house bathroom.

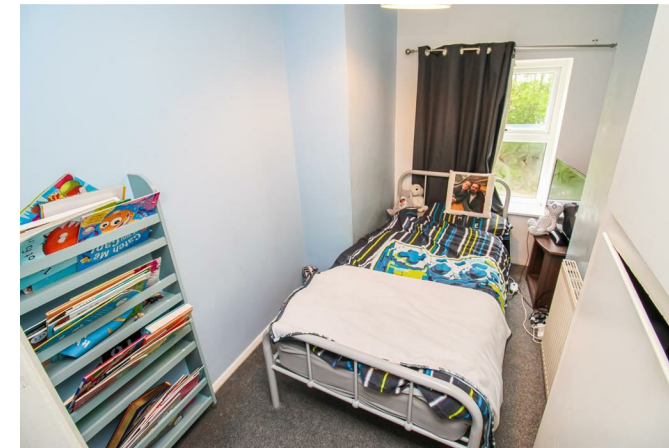
BEDROOM ONE

8'7" (max) x 14'11" (min) x 11'7" (2.62m (max) x 4.56m (min) x 3.54m)
UPVC double glazed window to the front elevation, central heating radiator, coving to the ceiling, dado rail and fitted wardrobes with mirrored sliding doors.



BEDROOM TWO

9'0" (max) x 5'7" (min) x 4'3" (2.75m (max) x 1.72m (min) x 1.32m)
Having a UPVC double glazed window to the rear elevation, central heating radiator and fitted storage cupboard.



BATHROOM

9'0" (max) x 9'2" (min) x 7'9" (2.75m (max) x 2.80m (min) x 2.37m)
Comprising a low flush W.C., pedestal wash basin with mixer tap and panelled bath with mixer tap and shower head attachment. The bathroom further benefits from full tiling, fitted storage, central heating radiator and a frosted UPVC double glazed window to the rear elevation.



OUTSIDE

To the front, the property is accessed directly from the street via a pathway leading to the front entrance door. To the rear is a rented garden, currently understood to be leased from a local farmer at approximately £20 per annum, payable in April. The garden is predominantly laid to lawn with mature shrubs and trees throughout, together with space for a timber built garden shed and off road parking provided via a block paved driveway suitable for one to two vehicles.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:
"A carefully maintained and much-loved home, offering a warm and welcoming atmosphere throughout. Having happily lived here for 7 years, we have particularly enjoyed the friendly surroundings, sense of community and convenient location, it's been a wonderful first family home."

PLEASE NOTE

The current vendor has advised that the rear garden and parking area are leased from a local farmer for approximately £20 per year, payable annually in April.

LANDLORDS/INVESTORS PLEASE NOTE

Landlords and investors, this property offers rental potential. If you purchase through Richard Kendall Estate Agent and appoint our lettings team to manage the tenancy, you will receive the first three months of property management free on a twelve month term. You get a simple start, a clear plan and support from a team that looks after homes across the area. Want to explore this option? Get in touch and we will guide you through the next steps.

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.