



WAKEFIELD
01924 291 294

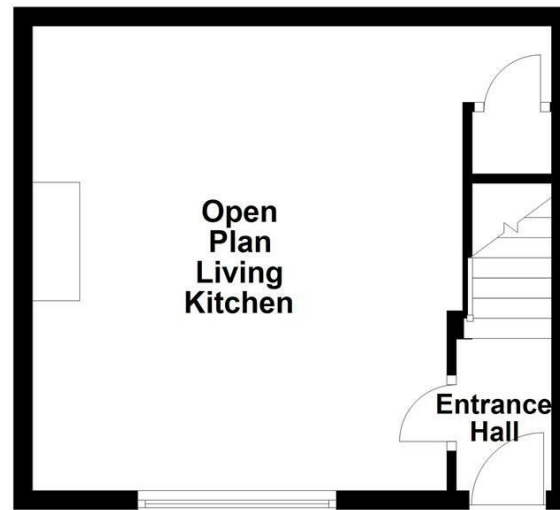
OSSETT
01924 266 555

HORBURY
01924 260 022

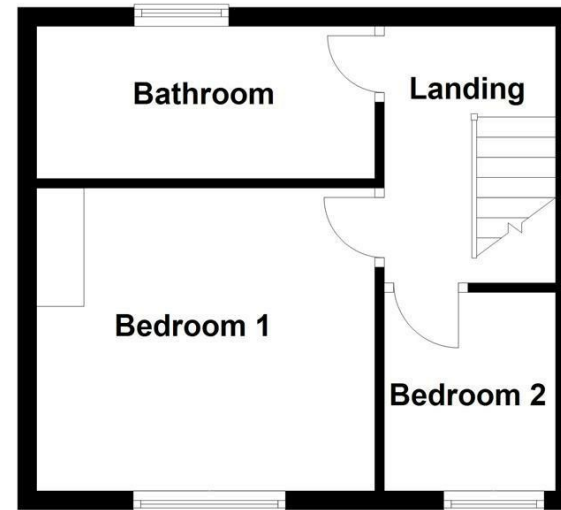
NORMANTON
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01977 798 844

Ground Floor



First Floor



54 Wesley Street, Ossett, WF5 8EZ

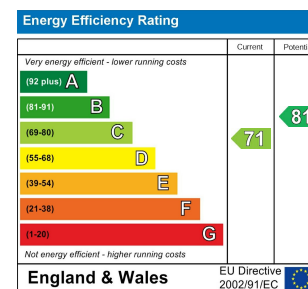
For Sale Freehold Offers In The Region Of £115,000

A fantastic opportunity to purchase this two bedroom mid terrace property, perfect for investors and first time buyers, offering well proportioned accommodation throughout.

The ground floor features an open plan living kitchen diner, creating a bright and versatile living space, along with a useful downstairs storage cupboard. To the first floor, the landing provides access to two bedrooms and a three piece house bathroom. Externally, the property benefits from a low maintenance, Yorkshire stone paved buffer garden to the front, enclosed by cast iron railings. On street permit parking is available to the front.

Ideally located within close proximity to local amenities and schools in the popular area of Ossett, the property also offers excellent transport links, with easy access to the M1 and M62 motorway networks, making it ideal for those commuting further afield.

A full internal inspection is essential to fully appreciate the accommodation on offer, and 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,

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



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ACCOMMODATION

ENTRANCE HALL

UPVC double glazed front entrance door with a UPVC double glazed frosted window positioned above the door, central heating radiator and staircase to the first floor landing. A door provides access into the open plan living kitchen.

OPEN PLAN LIVING KITCHEN

14'4" (min) x 18'1" (max) x 16'0" (4.38m (min) x 5.52m (max) x 4.88m)

A range of wall and base units with laminate work surfaces and tiled splashbacks. Stainless steel 1.5 bowl sink with swan neck mixer tap, integrated oven and grill, four ring gas hob with cooker hood above, space for a small fridge/freezer, and plumbing for a washing machine. A door provides access to an understairs storage cupboard, UPVC double glazed window overlooking the front elevation and central heating radiator.



FIRST FLOOR LANDING

Doors providing access to two bedrooms and the house bathroom.

BEDROOM ONE

10'4" x 11'9" (3.16m x 3.60m)

Double bedroom with loft access, UPVC double glazed window overlooking the front elevation and central heating radiator.



BEDROOM TWO

7'1" x 5'10" (2.18m x 1.80m)

Single bedroom with UPVC double glazed window overlooking the front elevation and central heating radiator.



BATHROOM/W.C.

11'9" x 5'4" (3.60m x 1.63m)

Fitted with a three piece suite comprising a low flush w.c., pedestal wash basin with twin taps, and a panelled bath with mixer shower over and glass shower screen. Central heating radiator, inset spotlights to the ceiling, and UPVC double glazed frosted window to the rear elevation. A door

provides access to the boiler cupboard housing the combination boiler.



OUTSIDE

To the front of the property there is on street permit parking. A cast iron gate provides access to a low maintenance Yorkshire stone paved front patio, enclosed by cast iron railings, creating a private and attractive outdoor space.

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.

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.