



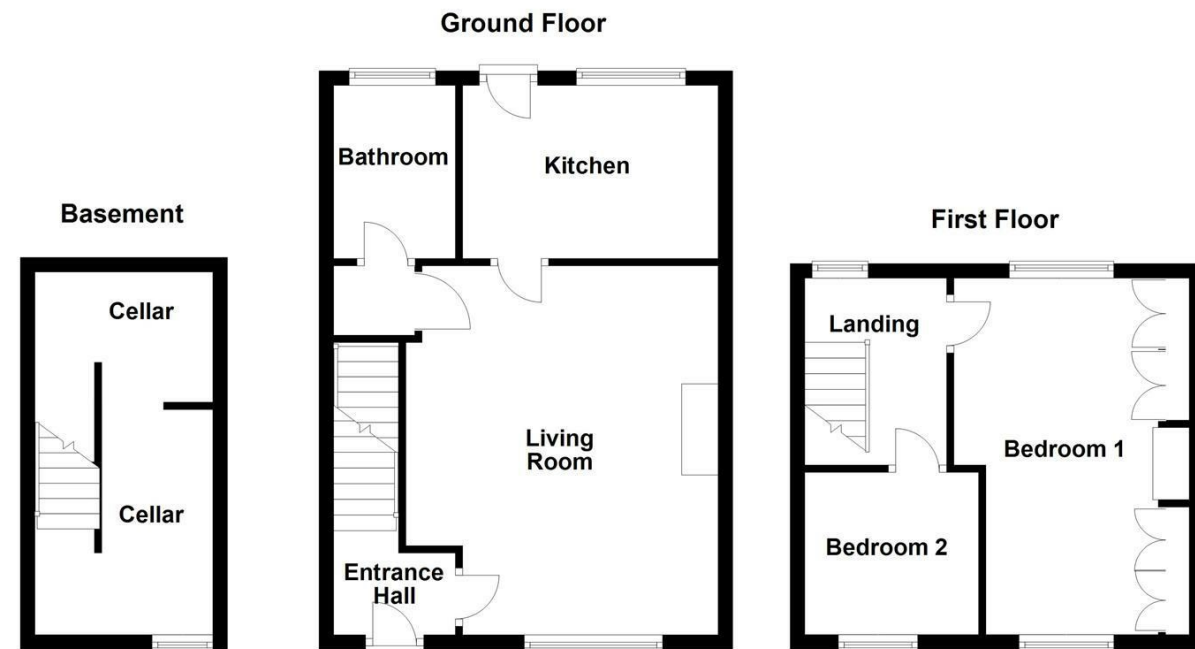
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## 45 Park Square, Ossett, WF5 0JS

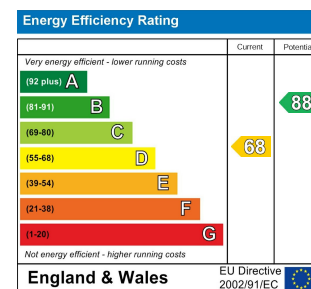
For Sale Freehold £170,000

A fantastic opportunity to purchase this two bedroom mid terrace property, renovated to a high standard throughout, offering stylish and well proportioned accommodation ideal for a range of buyers.

The property features a spacious living room, a modern fitted kitchen with integrated appliances, and a stunning three piece house bathroom. A staircase leads down to the lower ground floor cellar rooms, providing highly useful additional storage space. To the first floor are two bedrooms, with bedroom one benefitting from built-in wardrobes and a decorative Victorian style fireplace, finished in a contemporary black. Externally, to the front of the property there is a double block paved driveway, providing off road parking for up to two vehicles. To the rear is a low maintenance, fully enclosed garden, incorporating artificial lawn, a timber shed, and timber fencing to all three sides, while enjoying open aspects beyond the rear boundary.

The property is well positioned close to local amenities and schools, with regular bus services providing access to Wakefield city centre. For those commuting further afield, the M1 motorway network is only a short distance away.

Only a full internal inspection will truly reveal the quality of accommodation on offer, and an early viewing is highly recommended to avoid disappointment.



### 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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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

The front entrance door leads into the entrance hall with a UPVC double glazed frosted window above the door, a feature archway, staircase to the first floor landing, and a door providing access to the living room.

### LIVING ROOM

12'9" (min) x 13'9" (max) x 16'2" (3.90m (min) x 4.20m (max) x 4.94m)

UPVC double glazed window overlooking the front aspect, central heating radiator, and two doors providing access to the kitchen and the inner hallway.



### KITCHEN

7'10" x 11'4" (2.40m x 3.47m)

Fitted with a range of wall and base high-gloss units with laminate work surfaces and matching splashbacks. Single drainer sink with swan neck mixer tap, integrated twin oven and grill, four ring gas hob with extractor hood above, integrated slimline dishwasher, plumbing and space for a washing machine, integrated fridge/freezer below, downlighting within wall cupboards, laminate flooring, and a concealed combi condensing boiler housed within a kitchen unit. Central heating radiator and a solid wooden stable door with glazed panel providing access to the rear garden.

### INNER HALLWAY

Providing access to a cellar with lighting and a timber single glazed window to the front aspect, retaining the original curing table which offers useful storage. A further door leads to the house bathroom.

### HOUSE BATHROOM/W.C.

7'8" x 4'9" (2.34m x 1.47m)

A modern three piece suite comprising a panelled bath with glass shower screen, mixer tap to the bath and separate mixer shower over with chrome round shower head and shower attachment, low flush w.c., wash hand basin with chrome mixer tap set into a high gloss vanity unit with drawers below, vanity mirror with integrated LED lighting, fully tiled walls, chrome heated towel rail, chrome

ceiling spotlights, and a UPVC double glazed frosted window overlooking the rear aspect.



### FIRST FLOOR LANDING

UPVC double glazed window overlooking the rear elevation, loft access, central heating radiator, and doors leading to two bedrooms.

### BEDROOM ONE

9'3" (max) x 7'9" (min) x 16'1" (2.82m (max) x 2.38m (min) x 4.91m)

A dual aspect room featuring UPVC double-glazed windows to both the front and rear elevations, central heating radiator, and two built-in double wardrobes positioned either side of a decorative Victorian style fireplace, finished in black.



### BEDROOM TWO

6'2" x 6'9" (1.88m x 2.08m)

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



### OUTSIDE

To the front of the property is a double block-paved driveway providing off street parking for two vehicles. To the rear is a low maintenance artificial lawned garden enclosed by fencing on all three sides, with a small timber shed positioned in the corner and timber gates to both the left and right providing pedestrian access. The rear enjoys an open aspect.



### 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.