Richard Kendall Estate Agent

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Myrtle Cottage, 170 Station Road, Ossett, WF5 0JQ

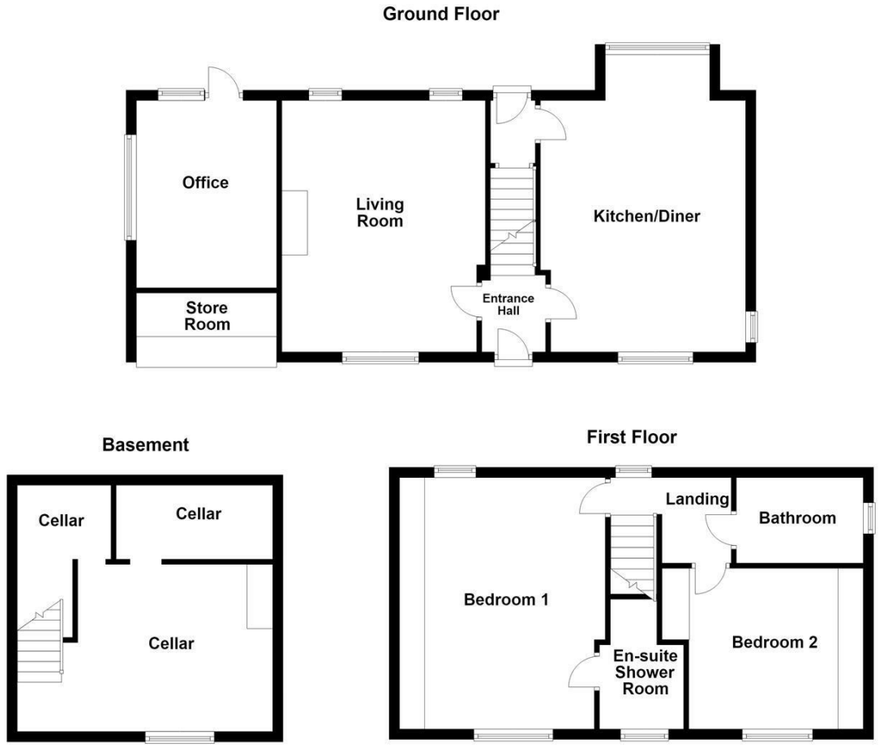
For Sale Freehold £325,000

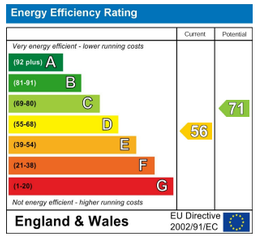
A fantastic opportunity to purchase this well presented two bedroom detached home, occupying a substantial plot and offering spacious accommodation throughout. Benefitting from two double bedrooms, en suite facilities, a modern family bathroom, extensive off road parking and generous enclosed gardens, this attractive property is ideally suited to a range of buyers.

The accommodation briefly comprises a welcoming entrance hall, spacious living room and kitchen diner, together with a rear porch providing access to the lower ground floor, where three useful cellar rooms offer excellent additional storage space. To the first floor, the landing provides access to two generous double bedrooms and a modern three piece family bathroom. The principal bedroom benefits from its own en suite shower room, whilst both bedrooms feature fitted wardrobes. Externally, double timber gates open onto a block paved driveway providing ample off road parking, with a pathway continuing around the property. The generous gardens incorporate two attractive lawned areas and an Indian stone paved patio, creating an ideal setting for outdoor dining and entertaining. Two useful brick built outbuildings provide additional storage, whilst a separate office benefits from power and lighting, making it ideal for those working from home.

The property is conveniently positioned within walking distance of local amenities and schools, with regular bus services providing easy access to Wakefield city centre. The M1 motorway network is also only a short drive away, making the property particularly attractive to commuters.

An early viewing is highly recommended to fully appreciate the spacious accommodation, generous plot and excellent versatility this superb home 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.

ACCOMMODATION

ENTRANCE HALL
UPVC double glazed front entrance door with frosted glazed panel above leading into the entrance hall. Solid flooring, staircase leading to the first floor landing and access to the living room and kitchen diner.

LOUNGE
16'0" x 13'1" (4.89m x 3.99m)
UPVC double glazed window to the front elevation, two central heating radiators and a living flame effect gas fire set on a marble hearth with matching interior and decorative wooden surround.

KITCHEN/DINER
16'0" x 12'11" (4.89m x 3.96m)
Fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks, incorporating a 1.5 sink and drainer with chrome mixer tap. Space and plumbing for a washing machine and dishwasher, together with space for a tumble dryer and American style fridge freezer. Range style cooker incorporating four ovens/grill, five ring gas hob and cooker hood above. Open fireplace with multi-fuel cast iron burner set on a tiled hearth within the chimney breast, laminate flooring and two central heating radiators. Timber side entrance door leading to the rear porch. UPVC double glazed windows to the front, side and rear elevations.

REAR PORCH
Composite rear entrance door with UPVC double glazed frosted panel above and door providing access down to the cellar.

CELLAR
Providing useful additional storage space.

FIRST FLOOR LANDING
UPVC double glazed window to the rear, access to two bedrooms and the family bathroom.

BEDROOM ONE
16'0" x 13'2" (4.90m x 4.02m)
Dual aspect UPVC double glazed windows to the front and rear elevations, two central heating radiators, carpeted flooring and door providing access to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
8'4" x 3'11" (2.55m x 1.20m)
Fitted with an enclosed shower cubicle with double glazed doors and chrome handles, Jacuzzi style jets, built-in seat, steam shower function, radio speaker system, shower head and shower attachment. Fully tiled walls and floor, circular wash basin with chrome mixer tap, white ladder style radiator, UPVC double glazed window to the front and extractor fan.

BEDROOM TWO
12'7" x 10'2" (3.86m x 3.11m)
UPVC double glazed window to the front elevation, central heating radiator and access to the loft via a pull-down ladder, with lighting provided.

BATHROOM/W.C.
8'9" x 5'3" (2.69m x 1.62m)
Fitted with a three piece suite comprising pedestal wash basin with chrome taps, freestanding roll top bath with claw feet, chrome mixer tap and shower attachment, and low flush W.C. Central heating radiator, spotlights to the ceiling and frosted UPVC double glazed window to the side elevation.

OUTSIDE
To the front of the property, double timber gated access leads onto a block paved driveway which continues to a useful store room (2.40m x 1.63m), formerly a single garage, with double timber doors. There are also raised planted borders, mature hedging and a timber gate with pathway providing access to the rear. To the rear, double timber gates provide access onto an additional block paved parking area. There are two brick built outhouses with doors to the front, together with an Indian stone paved patio area with railway sleeper edging and a lawned garden beyond. The rear garden also provides access to an external home office.

COUNCIL TAX BAND
The council tax band for this property is C.

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.