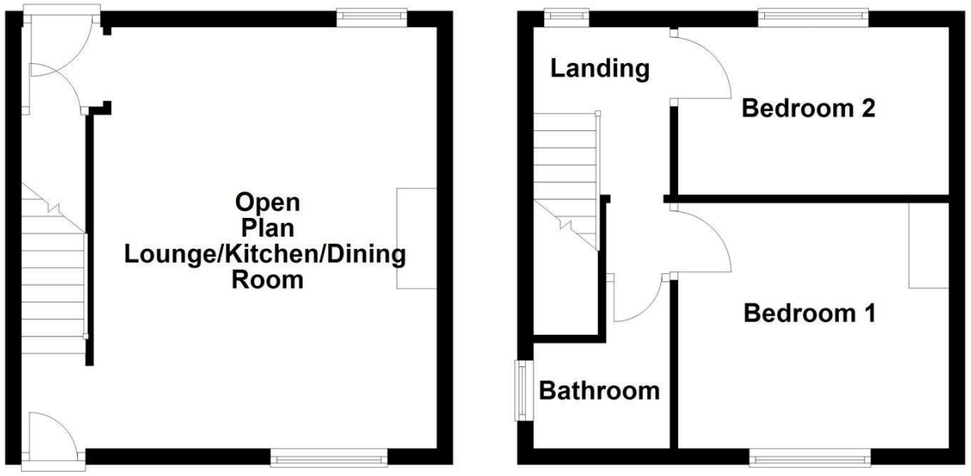
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



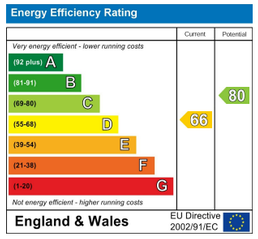
Total area: approx. 56.2 sq. metres (604.5 sq. feet)

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.

3 Hathaway Cottages, Ossett, WF5 0AR

For Sale Freehold £165,000

Situated in the well regarded town of Ossett is this superbly presented two bedroom end terraced property, offering stylish open plan living and an attractive tiered rear garden.

The accommodation briefly comprises an open plan lounge, kitchen and dining area to the ground floor, with access to the rear garden, understairs storage and a useful utility space. To the first floor, the landing provides access to the loft via a pull down ladder, along with two well proportioned bedrooms, one benefitting from fitted wardrobes, and a modern house bathroom. Externally, to the front there is a low maintenance block paved garden with a pathway leading down the side of the property, enclosed by walling and timber fencing with gated access. The rear garden is thoughtfully landscaped over multiple tiers, incorporating paved and decked patio areas with a timber canopy, ideal for outdoor dining and entertaining, alongside well stocked planted beds, mature trees and space for a garden shed. The garden is fully enclosed, making it suitable for both pets and children.

Ossett is a popular location for a range of buyers including first time purchasers, small families and professional couples, with a variety of shops, schools and amenities within walking distance, particularly within the town centre. The area is well served by local bus routes and is ideally positioned between Wakefield and Dewsbury, both offering train stations with links to Leeds, Manchester and London. The M1 motorway is also only a short drive away for those commuting further afield.

Offered for sale with no onward chain, only a full internal inspection will fully appreciate all that this fantastic home has to offer. Early viewing is highly recommended.

ACCOMMODATION

OPEN PLAN LOUNGE KITCHEN DINER
17'2" x 17'4" (5.25m x 5.30m)

Accessed via a composite door with frosted glass pane, having three central heating radiators and two UPVC double glazed windows to both the front and rear aspects. Gas fireplace with marble hearth and surround with stone mantle. The kitchen is fitted with a range of wall and base units with laminate work surfaces, stainless steel double sink and drainer with mixer tap, laminate splashback, four ring gas hob with stainless steel extractor above, integrated oven and space and plumbing for a washing machine and fridge freezer. Breakfast bar with laminate work surface over.

REAR HALLWAY
2'8" x 8'6" (0.83m x 2.60m)

Frosted UPVC double glazed door to the rear garden, frosted window to the side, coving to the ceiling and access to a useful understairs storage area housing the Ideal combi boiler, with space and plumbing for a tumble dryer. Electric and gas meters are also housed here.

FIRST FLOOR LANDING
Loft access with pull down ladder, boarded for storage, coving to the ceiling, UPVC double glazed window to the rear and doors to bedroom one, bedroom two and the house bathroom.

BEDROOM ONE
10'0" x 11'5" (3.05m x 3.50m)

UPVC double glazed window to the front, coving to the ceiling, central heating radiator and decorative cast iron fireplace.

BEDROOM TWO
11'5" x 6'11" (3.50m x 2.12m)

UPVC double glazed window to the rear, coving to the ceiling, central heating radiator and fitted wardrobes with sliding mirrored doors.

HOUSE BATHROOM/W.C.
5'7" x 6'11" (1.72m x 2.11m)

Frosted UPVC double glazed window to the side, chrome heated towel rail, low flush W.C., ceramic wash basin set into storage unit with mixer tap and panel bath with electric shower attachment and glass screen. Fully wet wall panelled.

OUTSIDE
To the front, a low maintenance block paved garden with a concrete pathway leading to the entrance door, fully enclosed by walls and timber fencing with a timber gate. To the rear, a tiered garden with lawn, mature trees, shrubs and flowers, along with paved and decked patio areas, ideal for outdoor dining and entertaining, with timber canopy and space for a garden shed. Fully enclosed by walls and timber fencing, ideal for pets and children.

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.