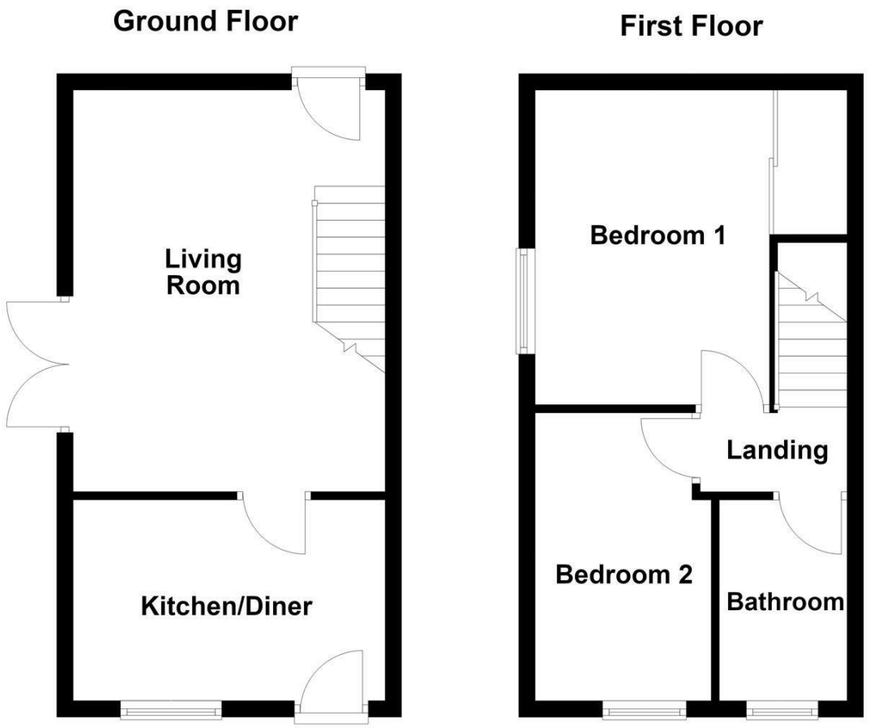




33 High Street, Ossett, WF5 9QS

For Sale Freehold £190,000

Situated in the sought after Ossett area is this well presented two bedroom end townhouse, offering well proportioned accommodation together with a modern fitted kitchen and bathroom, an enclosed side garden and allocated off road parking.

The accommodation briefly comprises a kitchen diner to the front, fitted with a modern range of Shaker style units and providing access through into the living room. The living room benefits from a feature fireplace, staircase to the first floor and French doors opening directly onto the side garden. To the first floor are two well proportioned bedrooms and the house bathroom, together with loft access from the landing. Externally, to the front is a low maintenance buffer garden with gated access. A further gate leads through to the main garden, which lies to the side of the property and is predominantly laid to lawn with paved patio areas ideal for outdoor dining and entertaining. To the rear is access to an allocated off road parking space for one vehicle.

Ossett is a popular location for a range of buyers including first time buyers, professional couples and smaller families, with local shops, schools and amenities within easy reach, particularly within Ossett town centre. Regular bus services operate nearby, while Wakefield provides wider rail links including Leeds, Manchester and London. The M1 and M62 motorway networks are also within convenient reach for those travelling further afield.

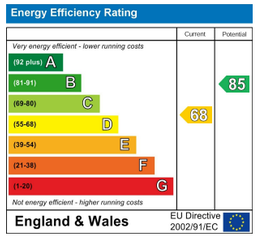
Only a full internal inspection will truly reveal everything this appealing home has to offer. An early viewing is highly recommended to avoid disappointment.

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.

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



ACCOMMODATION

KITCHEN DINER
12'7" x 8'0" (3.85m x 2.46m)

Frosted and stained glass UPVC double glazed front entrance door leading into the kitchen diner. UPVC double glazed window overlooking the front elevation, central heating radiator and door leading through into the living room. Fitted with a modern range of Shaker style wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer with mixer tap and tiled splashbacks. Four ring gas hob with stainless steel extractor hood above and integrated oven. Zakira gas fired combination boiler housed within the room. Space and plumbing for a washing machine and space for a fridge freezer.



LIVING ROOM
16'0" x 12'7" (4.90m x 3.85m)

Frosted UPVC double glazed door providing access to the rear. UPVC double glazed French doors opening onto the side garden. Central heating radiator and staircase providing access to the first floor landing. Feature gas fireplace with laminate hearth and surround and timber mantle.



FIRST FLOOR LANDING
Loft access. Doors provide access to two bedrooms and the house bathroom.

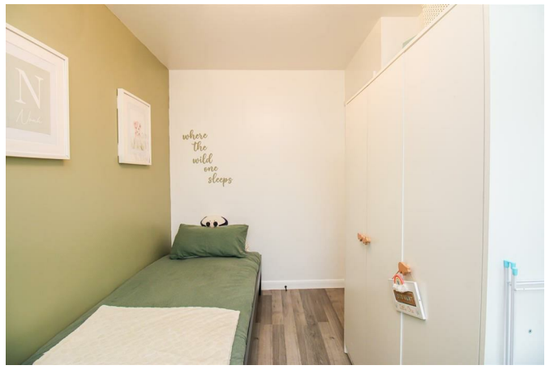
BEDROOM ONE
13'5" x 9'2" (4.10m x 2.80m)

UPVC double glazed window overlooking the side elevation. Central heating radiator. Range of fitted wardrobes with mirrored sliding doors.



BEDROOM TWO
10'8" x 7'1" (3.26m x 2.16m)

UPVC double glazed window overlooking the front elevation. Central heating radiator.



HOUSE BATHROOM
7'6" x 5'1" (2.30m x 1.57m)

Frosted UPVC double glazed window overlooking the front elevation. Fitted with a three piece suite comprising low flush W.C., pedestal wash basin with mixer tap and tiled splashback, and panelled bath with mains fed shower attachment and glazed shower screen. Half tiled walls, extractor fan and chrome ladder style heated towel radiator.



OUTSIDE
To the front is a low maintenance buffer garden, predominantly pebbled with a pathway leading to the entrance door. The garden is enclosed by walling and timber fencing with gated access. A further timber gate provides access to the side garden. The principal garden lies to the side of the property and is mainly laid to lawn with paved patio areas providing space for outdoor dining and entertaining. The garden is fully enclosed by walling and timber fencing, making it suitable for both children and pets. To the rear is a tarmacadam pathway with a small pebbled area leading to the property's allocated off road parking space for one vehicle.



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

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.