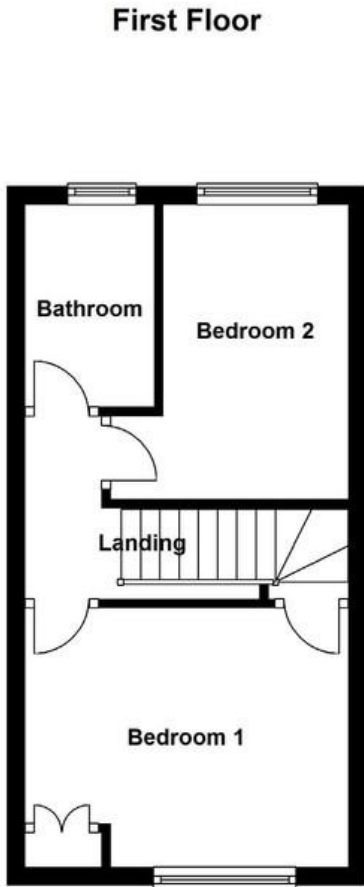
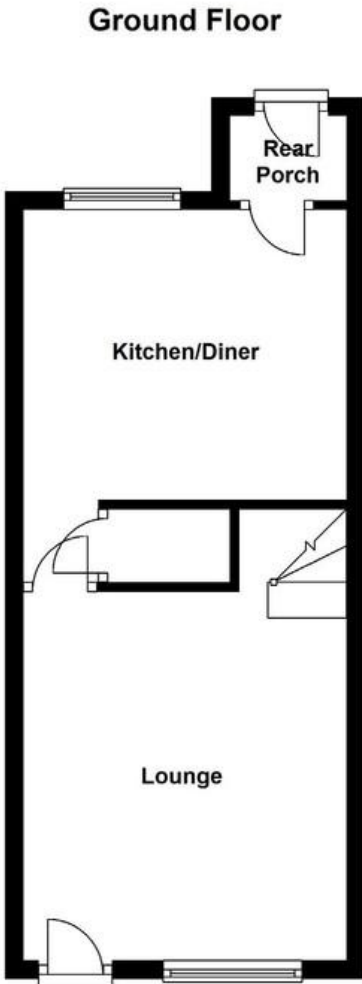




Wakefield 01924 291294	Pontefract 01977 798844	Horbury 01924 260022	Ossett 01924 266555	Normanton 01924 899870
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26 Branstone Grove, Ossett, WF5 9ST

For Sale Freehold £99,950

Enjoying a tucked away position is this well presented two bedroom mid town house boasting UPVC double glazing and gas central heating.

The accommodation comprises of lounge, kitchen/diner, rear porch, first floor landing, two double bedrooms, the superb modern fitted house bathroom/w.c. and access to the occasional loft room. Outside there are attractive lawned gardens to the front and rear incorporating Indian stone flagged patio to the rear and the use of a brick built garage nearby.

The property is well placed for local amenities including shops and schools, with good access to the motorway network ideal for the commuter wishing to work or travel further afield.

Offered for sale with no chain involved, an ideal opportunity for the first time buyer/young working couple looking to gain access onto the property market, or even those looking to downsize. An early viewing comes recommended.

OTHER INFORMATION

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.

In all our property sales brochures there is a 6" measurement tolerance. 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.

FREE VALUATION

If you are thinking of a move then take advantage of our FREE valuation service, telephone any of our five offices for a prompt and efficient service with the knowledge that RICHARD KENDALL has been selling houses for the people of Wakefield for over 45 years and now selling and renting houses in Pontefract.

MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage deal available to you*. Contact Vince Hickman on 01924 339572 or contact vince@mortgagesolutionsofwakefield.co.uk or Sharon Dorsett on 01924 266555 sharon@mortgagesolutionsofwakefield.co.uk, www.mortgagesolutionsofwakefield.co.uk

*your home may be repossessed if you do not keep up repayments on your mortgage

MAILING LIST

Make sure that you keep up to date with all new properties in your price range and the particular area you have in mind and register your requirements with our office. These will be mailed to you every week.

Also the Richard Kendall Homes and Property Magazine is sent to all applicants on our mailing list FREE OF CHARGE

REMEMBER WE GUARANTEE PERSONAL SERVICE WITH QUALIFIED AND EXPERIENCED STAFF IN EACH OF OUR FIVE OFFICES



OPEN 7 DAYS A WEEK



**ACCOMMODATION
LOUNGE**

13' 9" x 11' 6" (4.21m x 3.53m)
UPVC entrance door leading into the lounge. Gas fire on an attractive marble hearth, marble back and wooden surround, UPVC double glazed window to the front, staircase to the first floor landing, coving to the ceiling, telephone point, t.v. point, radiator and door leading into the kitchen/diner.

KITCHEN/DINER

11' 6" x 13' 4" (3.52m x 4.07m) max
Under stairs storage cupboard. The kitchen comprises a range of quality fitted wall and base units with laminate work surface over incorporating stainless steel sink and drainer with mixer tap, plumbing for washer, space for fridge/freezer, four ring gas hob with cooker hood above, integrated oven and grill, part tile effect floor, radiator, UPVC double glazed window to the rear, part tiled walls, UPVC door into the porch. The boiler is houses here.



REAR PORCH

UPVC door into the garden.

FIRST FLOOR LANDING

Doors leading to two bedrooms and the bathroom/w.c. Radiator. Access to the loft which is fully boarded and could be used for a variety of purposes such as an occasional bedroom.

MASTER BEDROOM

9' 3" x 11' 8" (2.83m x 3.56m)
UPVC double glazed window to the front, radiator, coving to the ceiling. Door leading to a storage cupboard.



BEDROOM TWO

8' 11" x 10' 5" (2.73m x 3.20m)
UPVC double glazed window to the rear, radiator, coving to the ceiling, dado rail.

HOUSE BATHROOM/W.C.

4' 7" x 7' 3" (1.40m x 2.21m)
Low flush w.c, pedestal wash basin, panelled bath with mixer shower over, fully tiled walls, UPVC double glazed frosted window to the rear, heated chrome towel radiator.



LOFT ROOM

11' 3" x 13' 3" (3.43m x 4.05m)
Sloping ceiling to both sides, two double glazed skylight Velux windows, radiator, door leading to eaves storage.

OUTSIDE

To the rear there is an Indian stone flagged patio, ideal for entertaining, an attractive lawned garden and use of a brick built garage close by. There is a lawned garden to the front of the property.



DIRECTIONS

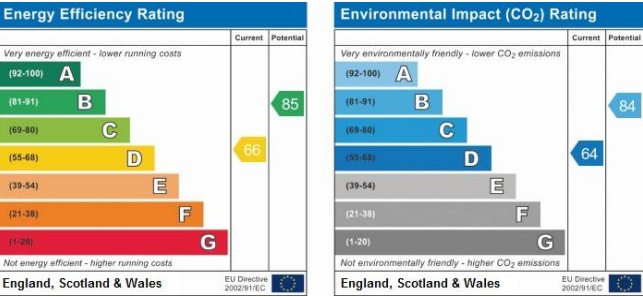
Leave the Ossett office on Station Road heading towards Dale Street, turn left onto Dewsbury Road, near the co-op turn right onto Bridle Lane, follow this road and bear left onto Swithenbank Street. Turn right onto High Street, right onto Brookdale Avenue and right onto Branstone Grove, number 26 can be found identified by our for sale board.

VIEWINGS

To view please contact our Ossett office on 01924 266555 and they will only be too pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our five local offices.



LAYOUT 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.