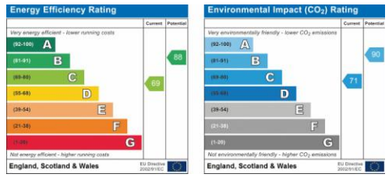
Richard Kendall
Estate Agent

Wakefield	Pontefract	Horbury	Ossett	Normanton
01924 291294	01977 798844	01924 260022	01924 266555	01924 899870





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.

With FIVE local offices all working together to sell your home

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 Estate Agent 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

64 High Street, Ossett, WF5 9RL

For Sale Freehold £104,950 REDUCED

An ideal opportunity for the first time buyer/young working couple looking to gain access onto the property market with this well presented two bedroom mid town house boasting UPVC double glazing and gas central heating.

The accommodation fully comprises of entrance porch, lounge, kitchen diner, first floor landing, two well proportioned bedrooms and superb modern fitted house bathroom/w.c. Outside, there are attractive lawned gardens to the front and rear with use of a garage close by.

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

All in all, a viewing comes highly recommended to fully appreciate and to avoid disappointment.

OPEN 7 DAYS A WEEK



ACCOMMODATION

ENTRANCE PORCH
UPVC entrance door, tiled effect floor, door into the lounge.

LOUNGE
11' 5" x 12' 11" max (3.50m x 3.94m)
Stairs off to the first floor landing, door to understairs storage, radiator, UPVC double glazed window to the front, door off leading through into the kitchen diner.

KITCHEN DINER
11' 6" x 10' 10" (3.51m x 3.32m)
Comprising a range of wall and base units with laminate work surface over incorporating 1 1/2 sink and drainer with mixer tap and splash back, four ring gas hob with filter hood above, plumbing for washing machine, integrated double oven and grill, integrated fridge freezer, condensing combination boiler, UPVC door to the rear, UPVC double glazed window to the rear, wood effect flooring, fixed breakfast bar area, skirter heater and underplinth lighting.



FIRST FLOOR LANDING
Loft access, doors to two bedrooms and bathroom/w.c.

MASTER BEDROOM
11' 6" x 9' 3" (3.52m x 2.83m)
UPVC double glazed window to the front, radiator, modern fitted wardrobe to one wall, door to storage area.



BEDROOM TWO
6' 6" x 10' 5" (1.99m x 3.19m)
The measurements are plus walk in area. Fitted wardrobes to one wall, radiator, UPVC double glazed window to the rear.

HOUSE BATHROOM/W.C.
4' 6" x 7' 3" (1.38m x 2.22m)
Three piece white suite comprising wash basin with waterfall taps over base unit, low flush w.c. and ceramic tiled bath with mixer shower over. Fully tiled walls, tiled floor, heated chrome towel radiator and recessed ceiling spotlights. UPVC double glazed frosted window and access to the boarded loft via drop down ladder.

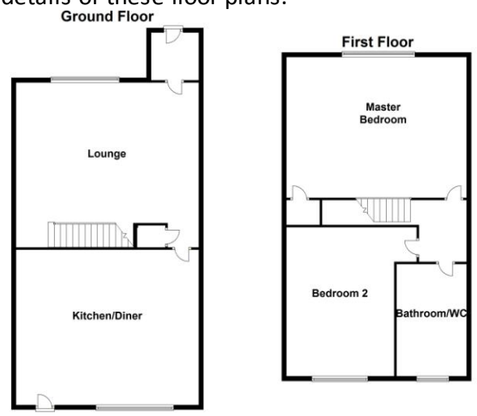


OUTSIDE
To the rear there is a pleasant lawned garden incorporating timber decked patio area, ideal for entertaining purposes and timber garden store. Rear gated access. To the front there is a pleasant lawned garden with flagged pathway leading to the front entrance door. Nearby garage with up and over door.



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.



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