



Wakefield
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Pontefract
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Ossett
01924 266555

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60 Broadowler Lane, Ossett, WF5 0QN

For Sale Freehold £105,950

An attractive end terrace property located in a popular residential area, convenient for access to Ossett town centre and to the M1 motorway network.

The property would be ideal for the need of the young couple/family and boasts an enclosed garden to the front, and a generous yard and off road parking area to the rear. The well presented accommodation comprises a hallway, lounge with feature fireplace, large dining kitchen with a range of modern white high gloss base and wall height units, integrated oven and hob, and a condensing boiler (installed 2013). Also a cellar providing useful storage. On the first floor, the landing provides access to two good sized bedrooms and a modern house bathroom.

This is a superb property being offered for sale with no upward chain involved, and at an extremely competitive asking price, an internal viewing comes highly recommended.

OPEN 7 DAYS A WEEK

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ACCOMMODATION

ENTRANCE HALL

UPVC double glazed door to the front, doors leading off to the lounge and kitchen, staircase to the first floor landing. Coving to the ceiling. Central heating radiator.

LOUNGE

12'9" x 11'4" (3.89m x 3.47m)

A pleasant lounge with UPVC double glazed window to the front, coving to the ceiling, feature fire surround housing an open grate effect fire (not currently connected). Central heating radiator.

DINING KITCHEN

13'10" x 11'10" (4.22m x 3.63m)

UPVC double glazed door and window to the rear, a range of modern white high gloss base and wall height units with contrasting granite effect roll edge work surfaces inset stainless steel sink and drainer unit with plumbing for an automatic washing machine, integrated oven and hob with filter hood over, recently installed wall mounted condensing combination boiler (August 2013). Complementary tiling to the splash back areas, door to the cellar. Central heating radiator.

FIRST FLOOR LANDING

Doors leading off to two bedrooms and the bathroom/w.c.

BEDROOM ONE

14'10" x 12'9" (4.53m x 3.91m) max

UPVC double glazed window to the front, original fitted walk in cupboards. Central heating radiator.

BEDROOM TWO

11'10" x 7'0" (3.61m x 2.15m)

UPVC double glazed window. Central heating radiator.

HOUSE BATHROOM/W.C.

8'8" x 5'7" (2.66m x 1.71m)

A modern bathroom with a UPVC double glazed window at the rear, and three piece suite comprising panelled bath, pedestal wash basin and low flush w.c. Complementary tiling in a grey finish to the wall. Central heating radiator.

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



OUTSIDE

The property has a walled garden to the front, and at the rear, a generous yard and off road parking area.

DIRECTIONS

From the Ossett office on Station Road, turn left onto Prospect Road, at the traffic lights turn right onto Towngate, take the first right turning onto Greatfield Road which becomes Broadowler Lane, as the road turns a sharp left the property can be found straight ahead indicated by our for sale board.

VIEWINGS

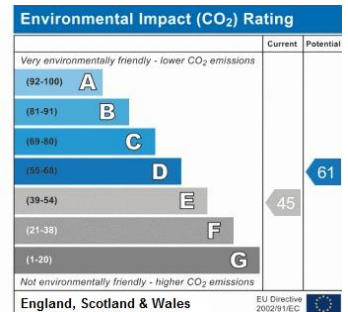
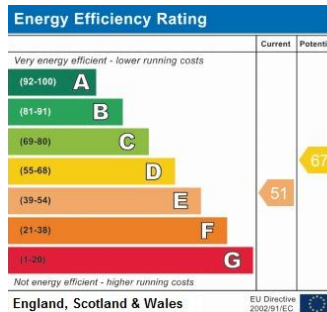
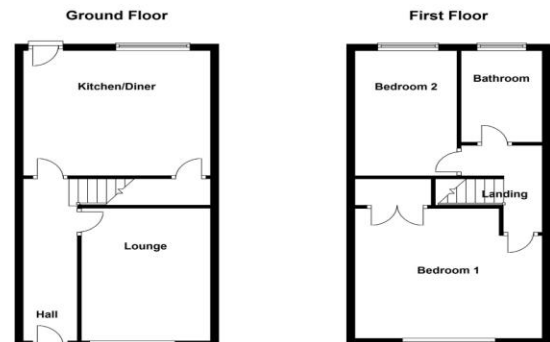
To view please contact our Ossett office on 01924 266555 and they will only be too pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please either call into one of our five local offices or search for the property on www.richardkendall.co.uk

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.



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