



Wakefield 01924 291294	Pontefract 01977 798844	Horbury 01924 260022	Ossett 01924 266555	Normanton 01924 899870
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1 Cromwell Place, Ossett, WF5 9LP

For Sale Freehold £134,950

Superbly appointed throughout is this attractive two bedroom end terrace property, ideal for the first time buyer or professional couple. The property benefits from UPVC double glazing, gas central heating throughout and a driveway to the side.

The accommodation briefly comprises of living room, inner hallway, modern kitchen/diner, cellar, first floor landing, two well proportioned bedrooms and the superb house bathroom/w.c. Outside, there is an attractive lawned garden to the front with paved pathway leading to the front entrance door and shrub borders. The rear garden incorporates paved and timber decked patio areas, perfect for entertaining and dining purposes, pebbled sections, timber store unit, outside lighting and water point. A driveway to the side.

Ossett is a very pleasant residential area which has always proved in demand with the home buyer and is host to a good range of amenities including shops and schools. Local bus routes run to and from Wakefield city centre and there is easy access to the M1 motorway network, ideal for the commuter wishing to work or travel further afield.

An ideal home, ready to move into and is offered for sale with no upward chain involved. Only a full internal inspection will reveal all that is on offer at this quality home, all viewings are strictly by prior appointment only.

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

OPEN 7 DAYS A WEEK



ACCOMMODATION

LIVING ROOM

13' 2" x 14' 2" (4.03m x 4.33m)
UPVC double glazed front entrance door with frosted sunlight above leading into the living room. Coving to the ceiling, picture rail, UPVC double glazed window to the front, central heating radiator and Victorian-style fireplace on a tiled hearth with wooden surround. Door to the inner hallway.



INNER HALLWAY

Staircase to the first floor landing and door to the kitchen/diner.

KITCHEN/DINER

13' 11" x 9' 9" (4.26m x 2.99m)
A range of wall and base units with laminate work surface over, ceramic sink and drainer, integrated Hotpoint fridge/freezer, integrated Indesit washing machine, integrated Indesit slimline dishwasher, Indesit oven and grill with four ring gas hob and cooker hood above, central heating radiator, UPVC double glazed window to the rear elevation, coving to the ceiling, inset spotlights to the ceiling, tile effect laminate flooring and UPVC double glazed rear entrance door with frosted sunlight above. A door provides access down to the cellar.

CELLAR

Central heating radiator, power, light and window to the side. Combination condensing boiler.

FIRST FLOOR LANDING

Doors to two bedrooms and the house bathroom/w.c. Central heating radiator, coving to the ceiling and loft access.

BEDROOM ONE

10' 6" x 13' 10" (3.22m x 4.24m)
Fitted wardrobes, UPVC double glazed window to the front elevation, central heating radiator and decorative Victorian-style fireplace.



BEDROOM TWO

9' 10" x 7' 10" (3.02m x 2.41m)
Coving to the ceiling, UPVC double glazed window to the rear elevation, decorative Victorian-style fireplace and central heating radiator.

HOUSE BATHROOM/W.C.

5' 10" x 15' 10" (1.80m x 4.85m) max
Inset spotlights to the ceiling, extractor fan, coving to the ceiling and a three piece modern white suite comprising of panelled bath with mixer shower over, low flush w.c. and pedestal wash basin. Part tiled walls, fully tiled floor, ladder style radiator and UPVC double glazed frosted window to the rear elevation.



OUTSIDE

There is an attractive lawned garden to the front with paved pathway leading to the front entrance door and shrub borders. The rear garden incorporates paved and timber decked patio areas, perfect for entertaining and dining purposes, pebbled sections, timber store unit, outside lighting and water point.



DIRECTIONS

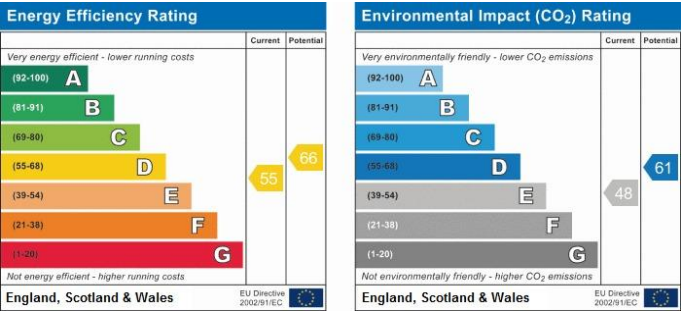
From our Ossett office, turn left onto Prospect Road, at the traffic lights turn right onto Dale Street, turn left onto Cromwell Place and the property can be found on the right hand side indicated by our for sale board.

VIEWINGS

To view please contact our Ossett office 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.