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01924 266 555

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01924 260 022

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01924 899 870

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12 Nettleton Street, Ossett, WF5 8HQ

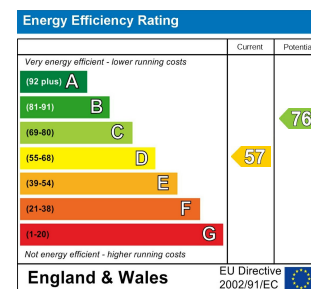
For Sale Freehold £170,000

Situated in the sought after area of Ossett is this two bedroom end terrace property with accommodation spanning over three floors benefitting from converted cellar, currently used as an office and low maintenance rear garden.

The property briefly comprises of the entrance hall, living room and kitchen/breakfast room with access down to converted cellar, currently used as an office. The first floor landing leads to two bedrooms and the house bathroom/w.c. Outside to the front is a small buffer garden with timber side gate leading to the rear. Within the low maintenance rear garden there is an artificial lawn incorporating pebbled and planted areas, as well as a raised decked patio area with timber shed, enclosed by walls, hedging and timber fencing.

The property is within walking distance to the local amenities and schools located within the sought after area of Ossett, which benefits from a twice weekly market. Main bus routes run to and from Wakefield city centre and the M1 motorway is only a short distance away, perfect for the commuter looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



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.

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



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ACCOMMODATION

ENTRANCE HALL

Stairs to the first floor landing, door to the living room and central heating radiator.

LIVING ROOM

14'1" x 12'9" [max] x 11'3" [min] [4.31m x 3.91m [max] x 3.43m [min]]
UPVC double glazed window to the front, door to the kitchen/breakfast room, central heating radiator and log burning stove with tiled hearth and exposed brick surround.



KITCHEN/BREAKFAST ROOM

16'2" x 6'0" [4.94m x 1.83m]
Range of wall and base units with wooden work surface over, double Belfast sink with mixer tap and tiled splash back. Five ring gas hob with extractor hood above, integrated oven, integrated

fridge/freezer, space and plumbing for a washing machine and slimline dishwasher. Column central heating radiator, stone floor, spotlights to the ceiling, UPVC double glazed window and composite door with glass pane leading to the rear. Door leading down to the office.



OFFICE

5'9" x 15'6" [max] x 10'10" [min] [1.77m x 4.73m [max] x 3.32m [min]]
Converted cellar currently used as an office. Stone steps, central heating radiator, UPVC double glazed window to the front, spotlights to the ceiling and power and light.



FIRST FLOOR LANDING

Doors to two bedrooms and the house bathroom.

BEDROOM ONE

11'4" x 12'8" [3.46m x 3.88m]
UPVC double glazed window to the front, central heating radiator, access to an overstairs storage cupboard and decorative cast iron fireplace.



BEDROOM TWO

5'8" x 10'11" [1.74m x 3.34m]
UPVC double glazed window to the rear, decorative panelling to one wall and central heating radiator.



BATHROOM/W.C.

4'10" x 8'8" [1.49m x 2.65m]

UPVC double glazed frosted window to the rear, column central heating radiator, concealed low flush w.c., ceramic wash basin built into storage unit with mixer tap and panelled bath with mixer tap and overhead shower attachment.



OUTSIDE

To the front of the property there is a small slate buffer garden with steps to the front door. A side timber gate leads to the rear garden and provides a right of way for the neighbours. The rear garden is low maintenance incorporating an artificial lawn with pebbled and planted areas with a raised decked patio area with a timber shed and fully enclosed by walls, hedging and timber fencing.

COUNCIL TAX BAND

The council tax band for this property is A.

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.