Richard Kendall Estate Agent

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# 14 Intake Lane, Ossett, WF5 0RG

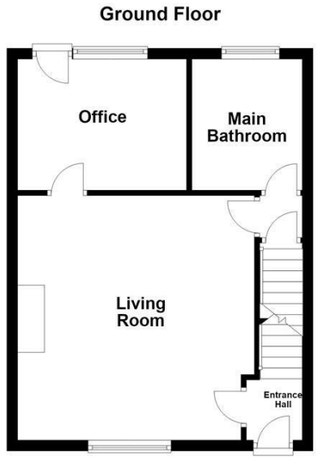
## For Sale Freehold £175,000

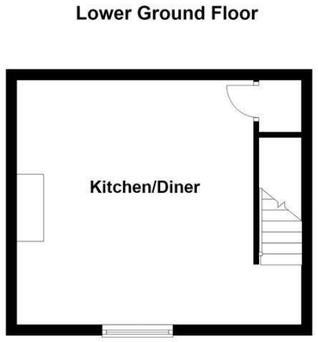
A fantastic opportunity to acquire this two bedroom mid terraced home, offering spacious and well presented accommodation throughout. The property benefits from a generous living room, modern bathroom and en suite facilities, a low maintenance rear garden and off road parking for two vehicles.

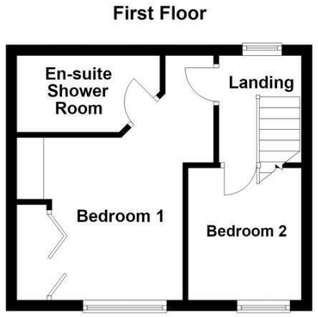
The accommodation briefly comprises a spacious living room featuring a fireplace and doors leading to both a versatile office and an inner hallway. From the hallway there is access to a contemporary three piece house bathroom and a staircase leading to the lower ground floor. The lower ground floor hosts a spacious and modern kitchen diner, together with a useful understairs storage cupboard, creating an ideal space for everyday living and entertaining. To the first floor are two well proportioned bedrooms, with the principal bedroom benefitting from fitted wardrobes and its own en suite shower room. Externally, a double gravelled driveway to the front provides ample off road parking for two vehicles. To the rear is an enclosed, low maintenance garden incorporating a timber decked seating area, perfect for outdoor dining and entertaining, together with decorative gravelled borders. The garden is enclosed by a combination of timber fencing and stone walling.

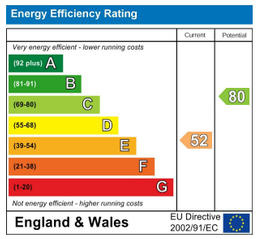
The property is conveniently positioned within walking distance of a range of local amenities and well regarded schools in the sought after market town of Ossett. Regular bus services provide access to Wakefield city centre and surrounding areas, whilst the M1 motorway network is only a short distance away, making the property ideal for commuters travelling further afield.

Only a full internal inspection will fully appreciate the space, presentation and lifestyle opportunity this excellent home has to offer. An early viewing is highly recommended.




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

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.

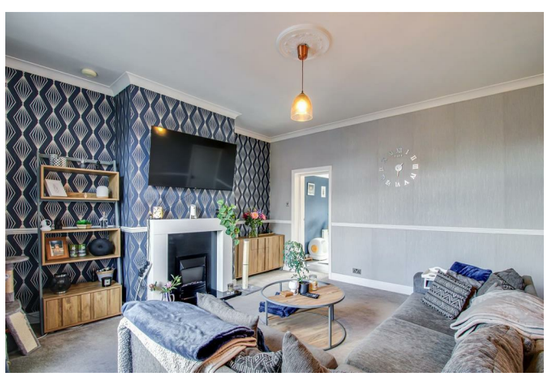
CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



## ACCOMMODATION

### ENTRANCE HALL
Accessed via a UPVC double glazed front entrance door with frosted glazed sunlight above. The entrance hall features a central heating radiator, coving to the ceiling and a staircase with feature arch and handrail leading to the first floor landing. A door leads through to the living room.

### LIVING ROOM
14'5" x 14'9" (4.41m x 4.52m)
A spacious reception room with coving and a ceiling rose, dado rail, two central heating radiators and a UPVC double glazed window overlooking the front aspect. The focal point of the room is an electric fire set upon a marble hearth with matching inset and decorative wooden surround. Doors provide access into the office and inner hallway.



### OFFICE
8'0" x 10'4" (2.44m x 3.16m)
A versatile room with laminate flooring, coving to the ceiling, central heating radiator, a UPVC double glazed window overlooking the rear aspect and a UPVC double glazed door leading outside.

### INNER HALLWAY
Providing access via a staircase to the lower ground floor and a door leading into the house bathroom.

### BATHROOM
7'8" x 6'7" (2.36m x 2.01m)
Beautifully appointed with a three piece suite comprising a panelled bath with glazed shower screen, chrome mixer tap and separate mixer shower with rainfall shower head and attachment, wash basin set into high gloss storage units with an infinity mirror above, and a low flush W.C. The room further benefits from fully tiled walls and flooring, a black ladder style heated towel rail, UPVC clad ceiling and a frosted UPVC double glazed window to the rear aspect.



### LOWER GROUND FLOOR - KITCHEN/DINER
14'5" x 14'6" (4.41m x 4.44m)
Situated on the lower ground floor, this impressive open-plan kitchen diner is fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks. There is a 1.5 stainless steel sink and drainer with swan neck mixer tap, integrated oven and grill with four ring gas hob and extractor hood above, LED strip lighting to the wall units, inset spotlights to the ceiling and a central heating radiator. The room also offers space for a freestanding fridge freezer, plumbing and space for a washing machine and a full size dishwasher, together with a UPVC double glazed window to the front aspect and a useful understairs storage cupboard.

### FIRST FLOOR LANDING
A frosted UPVC double glazed window to the rear elevation, central heating radiator, coving to the ceiling and doors leading to two bedrooms.

### BEDROOM ONE
14'10" x 8'7" (4.53m x 2.64m)
A well proportioned bedroom with coving to the ceiling, dado rail, central heating radiator and a UPVC double glazed window overlooking the front elevation. Fitted with a double wardrobe with mirrored sliding doors and a door leading into the en suite shower room.



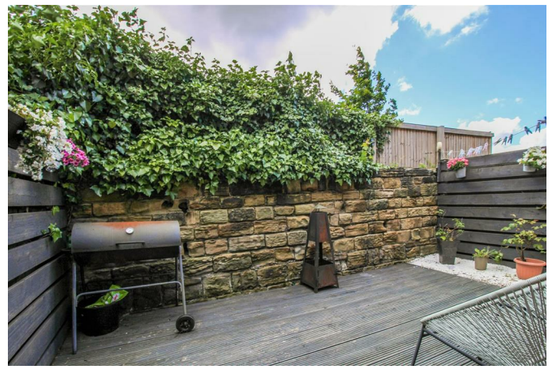
### EN SUITE SHOWER ROOM/W.C.
4'10" x 8'7" (1.49m x 2.62m)
Comprising a three piece suite including a low flush W.C., wash basin with mixer tap set upon a wooden work surface with storage units beneath and a shower cubicle with electric shower and fully tiled surround. The room also benefits from half timber clad walls with dado rail, a wall mounted illuminated mirror, shaving point, coving to the ceiling and a central heating radiator.



### BEDROOM TWO
8'0" x 6'11" (2.44m x 2.11m)
A timber clad feature wall, loft access, coving to the ceiling, central heating radiator and a UPVC double glazed window overlooking the front elevation.



### OUTSIDE
To the front, the property enjoys a pebbled double driveway providing off road parking for two vehicles. To the rear is a low maintenance garden incorporating a timber decked seating area, enclosed by a combination of timber fencing and solid stone walls. An external light is fitted to the rear elevation and timber gates to either side provide shared access for bins.



### 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.