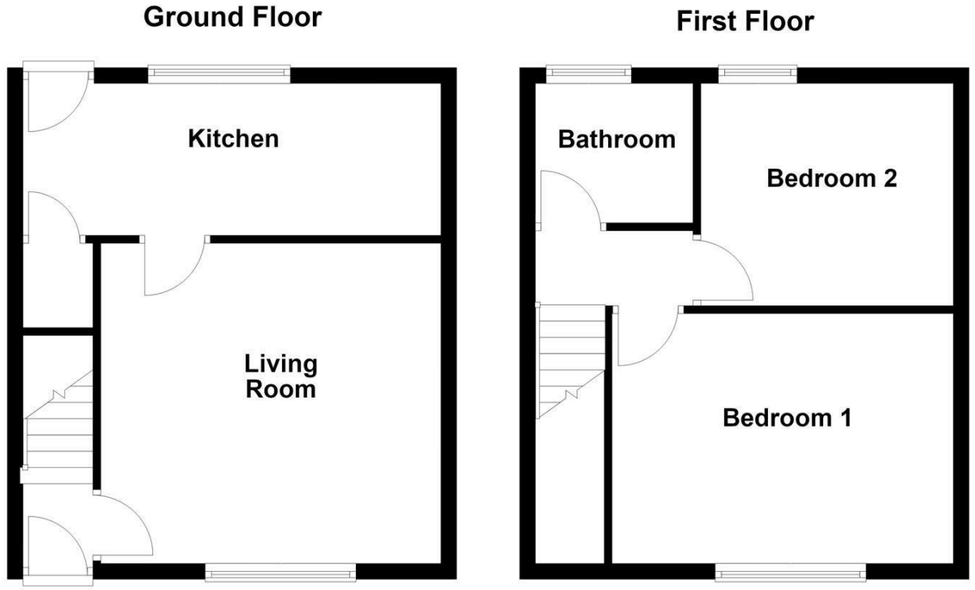
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





46 Broomcroft Road, Ossett, WF5 8LQ

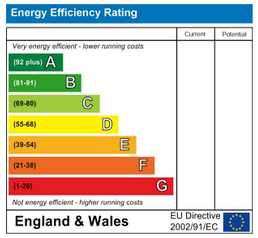
For Sale Freehold £170,000

Offered for sale with vacant possession and no onward chain is this well presented two bedroom end terrace home, situated along Broomcroft Road in Ossett and enjoying far reaching countryside views to the rear.

The accommodation briefly comprises an entrance hall with staircase to the first floor and access into the lounge. The lounge features a gas fireplace and leads through into the fitted kitchen. The kitchen provides a range of wall and base units together with space for appliances, useful understairs storage and access directly onto the rear garden. The Baxi combination boiler is also housed within the kitchen. To the first floor are two well proportioned bedrooms and a contemporary three piece house bathroom, together with loft access from the landing. Bedroom one also benefits from useful overstairs storage. Externally, to the front is a small buffer garden with pathway to the entrance, while to the rear is an enclosed garden with flagged patio and lawn, enjoying attractive open views across the surrounding countryside. Benefitting from UPVC double glazing and gas central heating throughout, the property would make an ideal purchase for first time buyers, professional couples or a young family.

The property is well placed for local primary and secondary schools, countryside walks, local bars and restaurants, as well as convenient access to the motorway network.

Only a full internal inspection will truly reveal everything this appealing 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
Composite front entrance door leading into the entrance hall. Central heating radiator, carpeted flooring and staircase providing access to the first floor landing. Opening leading through into the lounge.

LOUNGE
14'4" x 13'7" (4.37m x 4.16m)
UPVC double glazed window overlooking the front elevation. Carpeted flooring and central heating radiator. Feature gas fireplace with decorative surround. Access through into the kitchen.



KITCHEN
17'4" x 5'10" (5.29m x 1.80m)
Fitted with a range of wall and base units with laminate work surfaces over. Stainless steel sink and drainer with mixer tap and tiled splashbacks. Freestanding cooker with four ring gas hob and pull-out extractor fan above. Space for a fridge freezer and space and plumbing for a washing machine. Linoleum flooring, central heating radiator and useful understairs storage. UPVC double glazed window overlooking the rear elevation and UPVC door providing access to the rear garden. Baxi gas fired combination boiler housed within the room.



FIRST FLOOR LANDING
Doors provide access to two bedrooms and the house bathroom. Loft access.

BEDROOM ONE
14'3" x 13'1" (4.36m x 3.99m)
UPVC double glazed window overlooking the front elevation. Carpeted flooring and central heating radiator. Useful overstairs storage.



BEDROOM TWO
10'7" x 8'11" (3.24m x 2.73m)
UPVC double glazed window overlooking the rear elevation. Carpeted flooring and central heating radiator.



HOUSE BATHROOM
5'11" x 5'6" (1.82m x 1.70m)
Fitted with a three piece suite comprising low flush W.C., wash hand basin and panelled bath with shower attachment over. Tiled flooring, central heating radiator and tiled walls around the bath and shower area. Inset spotlights and extractor fan. Frosted UPVC double glazed window overlooking the rear elevation.



OUTSIDE
To the front is a small buffer garden with flagged pathway leading to the entrance door. To the rear is an enclosed garden with flagged patio area and lawn. The garden is enclosed by timber fencing and enjoys far reaching views over the surrounding countryside towards Horbury.



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.