Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

241 Towngate, Ossett, WF5 0QE

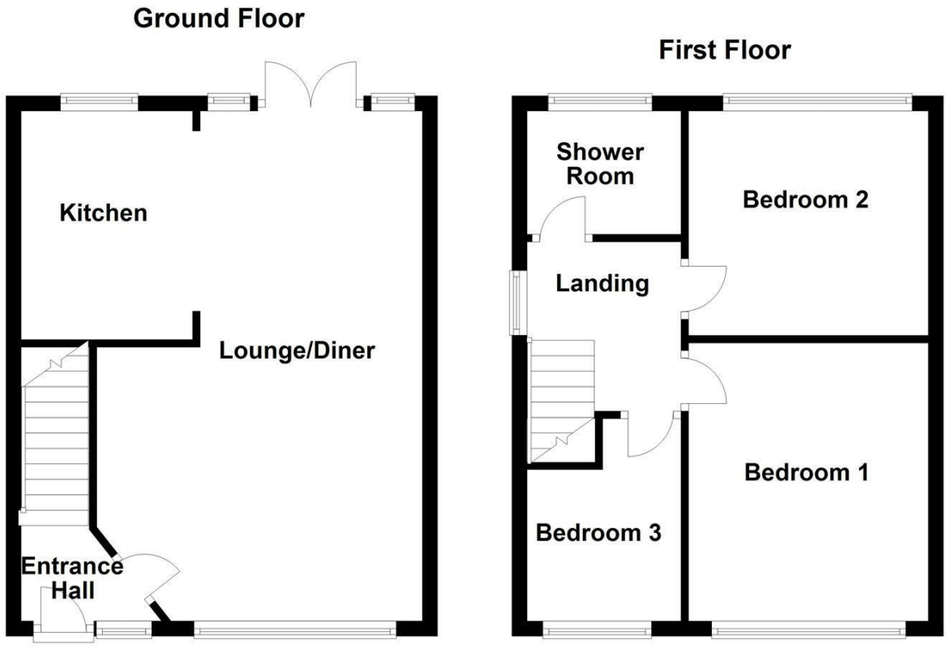
For Sale Freehold Offers In The Region Of £235,000

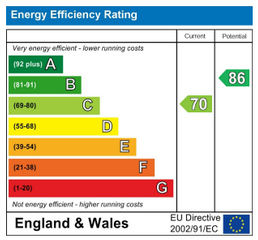
With an open aspect to the rear and superbly appointed throughout is this attractive three bedroom semi detached house benefiting from UPVC double glazing and gas central heating.

The accommodation fully comprises entrance hall, lounge dining room with contemporary kitchen off. To the first floor there are three bedrooms, two of which are large doubles and a contemporary shower room/w.c. Lawned garden to the front and a tarmacadam driveway providing off street parking leading to the detached garage. Low maintenance flagged garden to the rear and steps to the further lawned garden area.

Well placed for local amenities including shops and good schools, local bus routes are nearby and there is good access to the motorway network.

An ideal home for the growing family and deserves an early viewing to fully appreciate and to avoid disappointment.





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
UPVC entrance door with UPVC double glazed frosted window to the side, radiator, stairs to the first floor landing, door into the lounge.

LOUNGE DINER
22'8" x 14'0" max x 9'7" min (6.92m x 4.29m max x 2.94m min)
Opening into the dining and kitchen. UPVC double glazed window to the front, radiator, laminate flooring, coving to the ceiling. Open plan to the kitchen and UPVC double glazed French doors to the rear with windows to either side, further radiator.

KITCHEN
7'4" x 9'9" (2.25m x 2.99m)
A range of contemporary grey gloss wall and base units with laminate work surface over incorporating stainless steel sink and drainer with mixer tap, integrated oven and grill, four ring gas hob with glass splashback and stainless steel filter hood above. Integrated fridge and freezer, plumbing for washing machine, combi boiler, drawers, UPVC double glazed window to the rear, radiator with cover.

FIRST FLOOR LANDING
Loft access, UPVC double glazed window to the side, doors to bedrooms and bathroom/w.c.

BEDROOM ONE
11'11" x 10'4" (3.64m x 3.17m)
UPVC double glazed window to the front, radiator, fitted wardrobes to one wall.

BEDROOM TWO
10'5" x 9'9" (3.19m x 2.98m)
UPVC double glazed window to the rear, radiator.

BEDROOM THREE
6'7" x 8'6" (2.03m x 2.61m)
UPVC double glazed window to the front, radiator, bulkhead over the stairs.

SHOWER ROOM/W.C.
6'7" x 5'4" (2.01m x 1.64m)
Low flush w.c., wash basin over vanity cupboards, corner shower cubicle with mixer shower, UPVC double glazed frosted window to the rear, heated chrome towel radiator and tiled effect floor.

OUTSIDE
I (I)
There is a lawned garden to the front and a tarmacadam driveway providing off street parking leading to the detached garage with up and over door. Low maintenance flagged garden to the immediate rear and steps down to the lawned garden area.

COUNCIL TAX BAND
The council tax band for this property is C

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

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.