Richard Kendall Estate Agent

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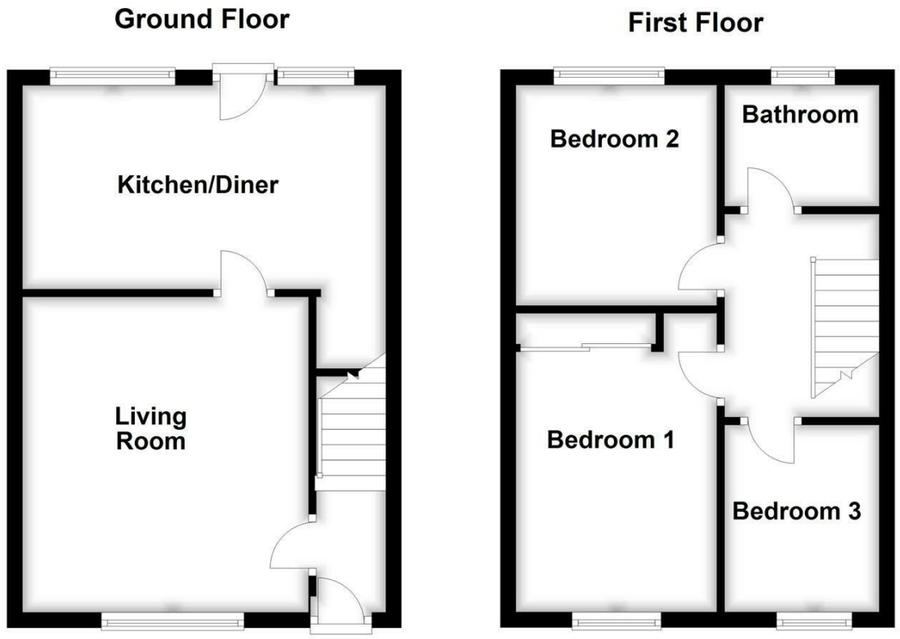
13 Dale Close, Ossett, WF5 9JP

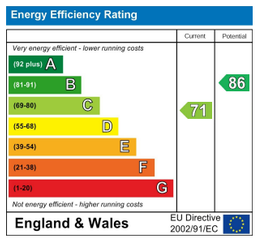
For Sale Freehold £189,950

Situated in Ossett is this three bedroom end terraced home with gardens to the front and rear, a modern fitted kitchen diner and would be an ideal opportunity for a range of buyers.

The accommodation is set over two floors and to the ground floor briefly comprises entrance hall, living room and kitchen/diner. To the first floor there are three bedrooms and the house bathroom/w.c. Externally the property is set on a generous plot with front and rear gardens with the rear being a particularly size.

The property boasts ready to move into accommodation and will appeal to first time buyers, couples or the investor.





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 double glazed entrance door, stairs to the first floor and door leading to the living room.

LIVING ROOM
11'8" (plus recess) x 14'7" (3.56m (plus recess) x 4.46m)
UPVC double glazed leaded window to the front, double central heating radiator, carpeted flooring and television point.



KITCHEN/DINER
15'10" x 10'1" (4.84m x 3.08m)
Modern fitted kitchen with a range of wall and base units with complementary laminate work surface over incorporating stainless steel sink and drainer unit with chrome mixer tap. In built electric oven with four ring gas hob and stainless steel extractor hood over. Space and plumbing for an under counter automatic washing machine, tiled splash backs, wood effect vinyl flooring, coving to the ceiling, UPVC double glazed window to the rear, double glazed stable style rear door with adjacent window. Central heating radiator and useful understairs storage area housing the combination central heating boiler.



FIRST FLOOR LANDING
Doors to three bedrooms, bathroom and useful storage cupboard. UVPC double glazed window to the side and loft hatch for loft access.

BEDROOM ONE
12'11" x 12'6" plus wardrobes (3.94m x 3.82m plus wardrobes)
UPVC double glazed window to the front, double central heating radiator, carpeted flooring and in built wardrobes with mirror sliding doors.



BEDROOM TWO
9'8" x 9'10" (2.96m x 3.0m)
UPVC double glazed window to the rear, laminate flooring and central heating radiator.



BEDROOM THREE
9'5" x 5'11" (max) (2.89m x 1.81m (max))
UPVC double glazed window to the front, laminate flooring and central heating radiator.



BATHROOM/W.C.
6'4" x 5'11" (1.95m x 1.81m)
Three piece suite comprising corner bath with shower over, pedestal wash hand basin and low flush w.c. Vinyl flooring, UPVC double glazed frosted window to the rear and chrome ladder style heated towel rail.



OUTSIDE
To the front of the property is a lawned garden with paved pathway leading to a timber gate to the rear. To the rear is a generous enclosed garden with paved patio seating area, laid to lawn and paved area with a range of mature shrubs and trees.



COUNCIL TAX BAND
The council tax band for this property is B.

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.