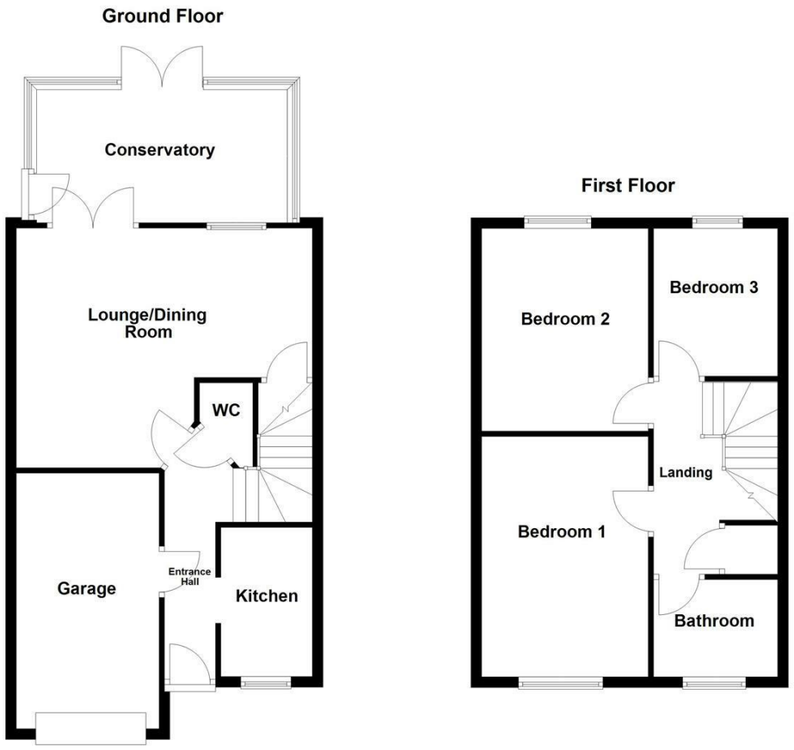
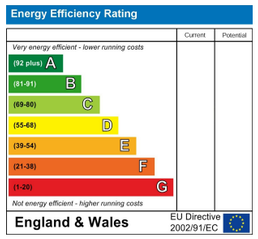


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

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

28 Lodge Hill Road, Ossett, WF5 9RU

For Sale Freehold Guide Price £240,000

Situated in the sought after Gawthorpe area of Ossett is this deceptively spacious three bedroom semi-detached property. Benefitting from ample reception space, off road parking and an enclosed rear garden, this property is certainly not one to be missed.

The accommodation briefly comprises an entrance hall with stairs leading to the first floor landing, along with doors providing access to the integral garage, lounge/dining room, downstairs WC, and an opening through to the kitchen. The lounge/dining room also benefits from useful under stairs storage and leads through to the conservatory, which provides access to the rear garden. To the first floor, the landing provides access to the loft, a useful storage cupboard, and doors leading to three bedrooms, and the house bathroom. Externally, to the front of the property there is a block paved driveway providing off road parking for two to three vehicles and leading to both the main entrance door and the single integral garage, which benefits from power and lighting. To the rear, the garden is predominantly laid to lawn with some mature shrubs and a concrete patio seating area, ideal for outdoor dining and entertaining. The garden is fully enclosed by fencing, making it ideal for families with children and pets.

The property is ideally located within walking distance of local shops and schools and sits conveniently between Wakefield and Dewsbury, offering a wider range of amenities. There are also several nearby transport links, including Wakefield and Dewsbury train stations, providing access to major city centres such as Leeds, Manchester and London. The M1 and M62 motorway networks are also just a short drive away, making this an excellent location for commuters.

An internal inspection is highly recommended to fully appreciate the space and potential this property has to offer. Early viewing is advised to avoid disappointment.

ACCOMMODATION

ENTRANCE HALL
Accessed via a UPVC double glazed frosted and stained glass entrance door. The hallway features a central heating radiator, stairs leading to the first floor landing, and doors providing access to the lounge dining room, downstairs WC, and garage. An opening leads through to the kitchen.

GARAGE
8'0" x 15'8" (2.46m x 4.80m)
The garage benefits from power and lighting, an up and over door, and internal access from the entrance hall. There is space and plumbing for a washing machine and tumble dryer, along with additional space suitable for an American style fridge freezer. The Ideal combination boiler is also housed within the garage.

KITCHEN
5'7" x 9'2" (1.72m x 2.80m)
UPVC double glazed window to the front aspect and a range of modern wall and base units. There is a composite sink and drainer with mixer tap, a four ring gas hob with extractor hood above and partial glass splashback, and an integrated double oven. Additional space and plumbing is provided for a dishwasher along with an integrated under counter fridge/freezer.

DOWNSTAIRS W.C.
5'2" x 3'2" (max) x 2'8" (min) (1.58m x 0.97m (max) x 0.82m (min))
Comprising a chrome heated towel radiator, low flush WC, pedestal wash basin with tiled splashback, and extractor fan.

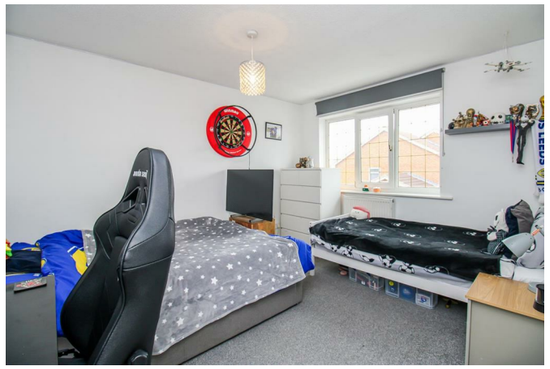
LOUNGE DINING ROOM
17'10" x 14'9" (max) x 9'2" (min) (5.45m x 4.50m (max) x 2.81m (min))
A spacious reception room featuring two central heating radiators, access to an understairs storage cupboard, and a UPVC double glazed window. UPVC double glazed sliding doors provide access into the conservatory.

CONSERVATORY
15'3" x 8'2" (4.65m x 2.50m)
Surrounded by UPVC double glazed windows, with a set of UPVC double glazed French doors opening out to the rear garden and an additional UPVC double glazed door providing side access.

FIRST FLOOR LANDING
Providing loft access, access to a storage cupboard, and doors leading to three bedrooms, and the house bathroom.

BEDROOM ONE
15'3" x 9'11" (4.65m x 3.03m)
A generous double bedroom with a UPVC double glazed window to the front aspect, central heating radiator, and fitted wardrobes with sliding mirrored doors.

BEDROOM TWO
12'7" x 10'0" (3.85m x 3.06m)
Featuring a UPVC double glazed window to the rear aspect and a central heating radiator.



BEDROOM THREE
9'4" x 7'6" (2.85m x 2.30m)
With a UPVC double glazed window to the rear and a central heating radiator.

BATHROOM
7'6" x 6'3" (2.30m x 1.93m)
UPVC double glazed frosted window to the front, chrome heated towel radiator, concealed system low flush WC, and a ceramic wash basin with vanity storage beneath. The bathroom also features a P shaped bath with mixer tap, shower attachment and glass shower screen, recessed spotlighting, extractor fan, and full tiling to the walls and floor.

OUTSIDE
To the front of the property is a low maintenance garden incorporating a block paved driveway providing off-street parking for two to three vehicles, leading to both the front entrance door and the single integral garage. The rear garden is mainly laid to lawn and also incorporates a concrete patio area, ideal for outdoor dining and entertaining. The garden is enclosed by fencing and features a selection of mature shrubs, making it well suited for both pets and children.

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

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.

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

VIEWINGS
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.