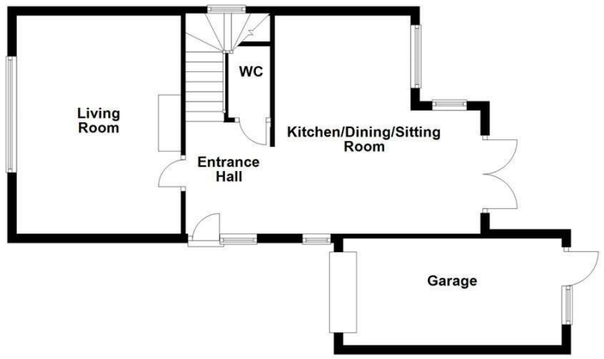
Richard Kendall Estate Agent

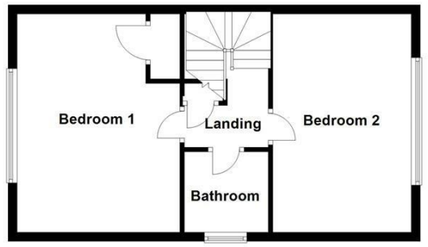
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

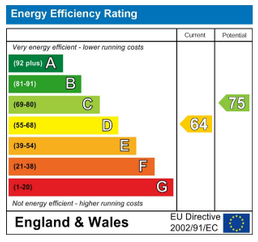
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Ground Floor



First Floor





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.

146 Towngate, Ossett, WF5 0PN

For Sale Freehold £329,950

Situated in the highly sought after town of Ossett is this superbly presented and recently renovated two-bedroom detached home. Finished to a high standard throughout, the property has been completely rewired, decorated throughout, and benefits from a new plumbing and heating system, new double-glazed windows, and new external doors. Offering well proportioned accommodation, including two generous double bedrooms, ample reception space, front and rear gardens, and excellent off road parking complemented by a single garage, this property makes an ideal purchase for a wide range of buyers.

The accommodation briefly comprises a welcoming entrance hall with stairs to the first floor, a downstairs w.c., a spacious living room, and an impressive open plan kitchen, dining, and living area with French doors opening onto the rear garden. To the first floor, the landing provides access to a storage cupboard, two double bedrooms (both with fitted wardrobes), and a modern house bathroom. Bedroom one also benefits from an additional built in storage cupboard. Externally, the front garden is attractively landscaped with gravelled and paved sections, mature shrubs, and flowers, enclosed by a wall and iron fencing. A tarmac driveway provides ample off-road parking and leads to the attached single garage with power, lighting, and an up and over door. The rear garden is mainly laid to lawn with mature borders and an Indian stone patio, ideal for outdoor dining and entertaining, all fully enclosed by walls and timber fencing, perfect for families with children or pets.

Ossett is a vibrant and well connected town, offering a variety of shops, schools, and local amenities within walking distance. The nearby city of Wakefield provides a wider range of facilities, as well as excellent commuter links, including two train stations offering direct services to Leeds, Manchester, and London. The M1 motorway network is also just a short drive away, ideal for those travelling further afield.

This beautifully finished home must be viewed internally to fully appreciate the quality, space, and lifestyle on offer. An early viewing is highly recommended to avoid disappointment.

ACCOMMODATION

ENTRANCE HALL
A composite side door with frosted glazing and a frosted UPVC double glazed window to the side. Stairs to the first floor landing, an opening to the kitchen dining sitting room and doors to the living room and downstairs w.c.

W.C.
2'9" x 4'1" (0.86m x 1.25m)
Fitted with a low flush w.c., a ceramic wash basin built into a vanity storage unit with mixer tap and half tiling to the walls.

LIVING ROOM
15'9" x 12'0" (max) / 10'7" (min) (4.82m x 3.67m (max) / 3.25m (min))
A spacious living area with a UPVC double glazed window to the front elevation, central heating radiator and a decorative feature fireplace.

KITCHEN/DINING/SITTING ROOM
15'8" x 14'11" (max) x 9'10" (min) (4.8m x 4.55m (max) x 3.00m (min))
A superb open plan family space featuring three UPVC double glazed windows (two to the side and one to the rear) and a set of UPVC double glazed French doors opening to the rear garden. Fitted with a range of modern wall and base units with laminate work surfaces, breakfast bar and brick style tiled splashback. Ceramic inset sink with mixer tap, four ring induction hob with extractor above, integrated oven and space for a washing machine and fridge/freezer. Finished with spotlighting and a central heating radiator.

FIRST FLOOR LANDING
A frosted UPVC double glazed window to the side, central heating radiator, overstairs storage cupboard and spotlighting. Provides access to two bedrooms and the house bathroom.

BEDROOM ONE
11'11" x 10'0" (max) x 5'9" (min) (3.65m x 3.05m (max) x 1.77m (min))
A range of glossy fitted wardrobes, central heating radiator, UPVC acoustic double glazed window to the front elevation and an additional fitted storage cupboard.

BEDROOM TWO
9'10" x 10'0" (3.00m x 3.05m)
A UPVC double glazed window to the rear, central heating radiator and original fitted wardrobes with a gloss finish.

BATHROOM/W.C.
5'9" x 7'2" (1.76m x 2.20m)
Fitted with a modern three piece suite comprising a low flush w.c., wash basin set in a storage unit with mixer tap and a panelled bath with mixer tap. A separate shower cubicle with mains fed overhead shower and handheld attachment, glass screen and full tiling. Further features include a frosted UPVC double glazed window to the side, chrome ladder style radiator, spotlighting and extractor fan.

OUTSIDE
16'0" x 7'8". (4.9m x 2.35m.)
The front garden is pebbled with paved features and a planted border of mature shrubs and flowers. A tarmac driveway provides off road parking for several vehicles and leading to the attached single garage. The rear garden is landscaped and mainly laid to lawn, with a mature shrub and flower border and an Indian stone patio, perfect for outdoor dining and entertaining, fully enclosed by walling and timber fencing, ideal for pets and children.

GARAGE
A manual up and over door, power and lighting, a UPVC rear access door and a UPVC double-glazed window to the rear. Houses the Ideal combination boiler.

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.

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.