

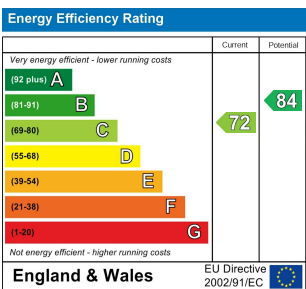


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

WAKEFIELD

01924 291 294

OSSETT

01924 266 555

HORBURY

01924 260 022

NORMANTON

01924 899 870

PONTEFRACT & CASTLEFORD

01977 798 844



31 Holme Way, Ossett, WF5 8DT

For Sale Freehold £215,000

Well appointed throughout with views to the rear is this two bedroom semi detached house enjoying a cul-de-sac location and renovated to a high standard throughout benefitting from extended sitting/dining room, ample off road parking and attractive garden, ideal for outdoor dining and entertaining with outside store and summerhouse.

The property briefly comprises of entrance hall, spacious living room, extended sitting/dining room and modern fitted kitchen. The first floor landing leads to two well proportioned bedrooms and modern house bathroom. Outside to the front is broad driveway providing ample off road parking and timber gate to the side leading to an outside store. To the rear is an attractive landscaped lawned garden with timber decked patio with summerhouse and further store boasting superb far reaching views.

Situated in a popular part of Ossett, the property is well placed to local amenities including shops and schools, local bus routes are nearby. There is a twice weekly market and good access to the motorway network.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, fully tiled floor, wall mouldings with dado rail on top, central heating radiator, coving to the ceiling, staircase leading to the first floor landing and UPVC double glazed window overlooking the front aspect. Oak veneer doors with glass insets providing access into the kitchen and living room.

LIVING ROOM

18'7" x 10'10" [5.68m x 3.31m]

LVT flooring, UPVC double glazed window overlooking the front aspect, two central heating radiators and multi fuel cast iron burner on a stone hearth with decorative tiled interior and solid wooden mantle. Oak veneer door with glass insert leading into the extended sitting/dining room.



SITTING/DINING ROOM

7'9" x 18'5" [2.38m x 5.62m]

Pitch sloping ceiling with two timber double glazed velux windows, LVT flooring, contemporary radiator, UPVC double glazed window and set of UPVC double glazed French doors to the rear. Opening to the modern fitted kitchen.



KITCHEN

12'7" x 9'8" [3.84m x 2.96m]

Range of wall and base units with solid wooden work surface over and tiled splash back above. Copper sink instant hot tap, integrated oven and grill with microwave oven above, four ring ceramic hobs and cooker hood. Space for a fridge/freezer, integrated dishwasher and integrated washing machine. LVT flooring, contemporary radiator, inset spotlights to the ceiling, composite side entrance door and large double doored pantry cupboard.

FIRST FLOOR LANDING

Central heating radiator, loft access, coving to the ceiling, UPVC double glazed window overlooking the side elevation and doors to two bedrooms, house bathroom and boiler cupboard.

BEDROOM ONE

14'10" x 9'2" [4.54m x 2.81m]

UPVC double glazed windows overlooking the front elevation, central heating radiator and coving to the ceiling.



BEDROOM TWO

12'7" x 9'3" [3.84m x 2.82m]

LVT flooring, UPVC double glazed window overlooking the rear elevation, coving to the ceiling and central heating radiator.



BATHROOM/W.C.

8'2" x 5'6" [2.51m x 1.70m]

Three piece suite comprising panelled bath with centralised swan neck mixer tap and mixer shower over, low flush w.c. with concealed cistern and ceramic vanity wash basin with swan neck mixer tap. LVT flooring, two UPVC double glazed frosted windows overlooking the rear elevation, coving to the ceiling, contemporary radiator with chrome towel rail, extractor fan and integrated television.



OUTSIDE

To the front is a broad driveway providing ample off road parking with resin seating area under a porch and to the side, a double swing gate providing access onto concrete pathway leading to an outside store. To the rear is an

attractive lawned garden with timber decked patio area, perfect for entertaining and dining purposes with matured planted borders and a timber summerhouse. An opening to the side of the summerhouse provides access into a store cupboard with fixed shelving and light providing useful storage for the garden.



OUTSIDE STORE

6'4" x 8'1" [1.95m x 2.48m]

Power and light, composite front door and timber single glazed frosted window.

SUMMERHOUSE

10'7" x 11'3" [3.24m x 3.44m]

UPVC double glazed French doors, power and light, solid wooden floor, inset spotlights to the ceiling, and UPVC double glazed window to the front aspect.



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.