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

161 Dewsbury Road, Ossett, WF5 9PE

For Sale Freehold £230,000

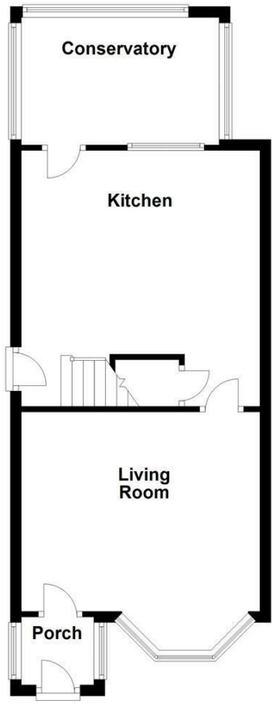
A deceptively spacious three bedroom detached home sits on a good sized plot benefitting from spacious split rear gardens with detached garage and outhouse.

The property briefly comprises entrance porch, living room, modern fitted kitchen with access down to the cellar and conservatory. The first floor landing leads to three bedrooms and the house bathroom/w.c. Externally the property has a low maintenance yard to the front and permit parking outside the property. To the rear of the property is a split garden with a small enclosed garden. There is a further spacious lawn with bush and shrubbery border, access via gates and outhouse, as well as a detached garage.

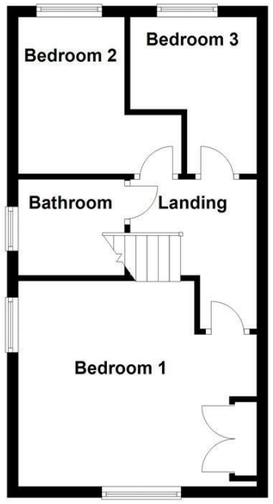
The property is ideally located for all local amenities including shops and schools that Ossett has to offer. The motorway network is only a short drive away, perfect for those looking commute further afield.

A viewing is highly recommended to truly appreciate the accommodation on offer and to avoid disappointment.

Ground Floor



First Floor

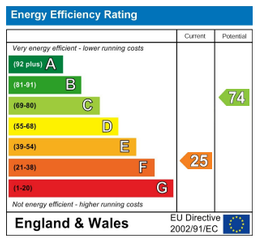


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

ACCOMMODATION

ENTRANCE PORCH
UPVC front door with further door leading into the living room.

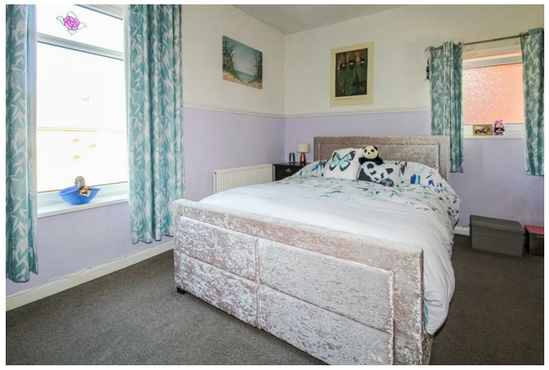
LIVING ROOM
14'2" x 11'10" (4.34m x 3.63m)
UPVC double glazed bay window to the front elevation, central heating radiator, wood flooring and open fireplace with feature log burner. Door leading through to the kitchen.

KITCHEN
15'3" x 14'2" (4.65m x 4.34m)
Modern fitted kitchen with a range of wall and base units with laminate work tops, integrated oven with induction hob and splash back. 1 1/2 sink and drainer unit, integrated fridge/freezer, space for a washing machine and dryer. Central island with breakfast bar, UVPC double glazed window and door to the conservatory and UPVC side door. Central heating radiator, feature electric fireplace, access down to the cellar and staircase to the first floor landing.

CONSERVATORY
7'7" x 11'9" (2.32m x 3.60m)
Wood effect vinyl flooring, UPVC double glazed frosted window to either side and window to the rear.

FIRST FLOOR LANDING
Access to three bedrooms and family bathroom.

BEDROOM ONE
9'9" x 11'11" (2.99m x 3.64m)
UPVC double glazed window to the front elevation with frosted window to the side, central heating radiator and built in wardrobes.



BEDROOM TWO
9'6" (max) x 9'3" (2.91m (max) x 2.83m)
UPVC double glazed window to the rear elevation and central heating radiator.

BEDROOM THREE
9'2" x 7'8" (2.81m x 2.35m)
UPVC double glazed window to the rear elevation and central heating radiator.

BATHROOM/W.C.
6'0" x 5'5" (1.84m x 1.66m)
Three piece suite comprising wall mounted electric shower over the bath, wash hand basin with mixer tap and low flush w.c. UPVC double glazed frosted window to the side elevation, chrome style ladder radiator, spotlights to the ceiling and fully tiled walls and floor.

OUTSIDE
To the front of the property is permit parking and low maintenance flagged yard with gated entry. To the rear is a split garden with a small lawn surrounded by wood fencing with rear shared access leading to a brick outhouse and detached garage with up and over door. There is potential to create further off street parking by the garage. Gated entry leads down a further garden with bush and shrubbery border.

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.