Richard Kendall Estate Agent

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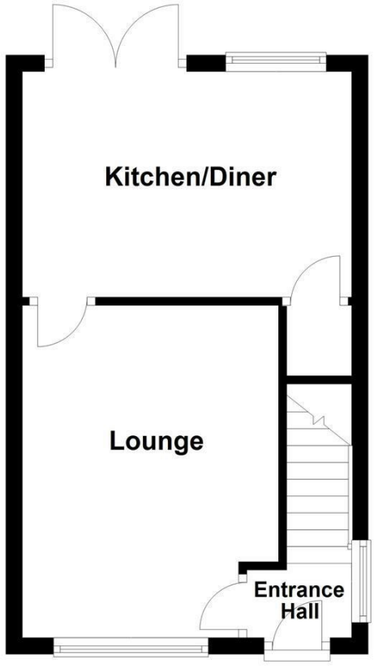
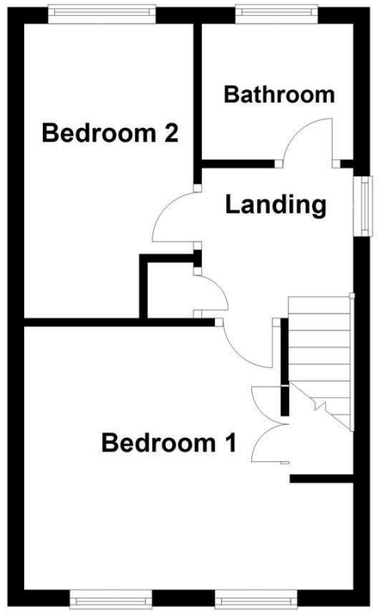
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

## Ground Floor




## First Floor



# 20 Holme Field, Ossett, WF5 8EW

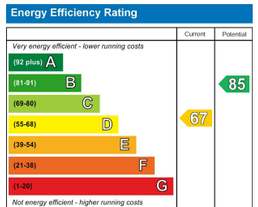
## For Sale Freehold £214,950

Well appointed throughout is this attractive two bedroom semi detached house benefitting from UPVC double glazed windows and gas central heating throughout.

The property briefly comprises of the entrance hall with access to the lounge and the first floor landing via the stairs. The lounge provides access to the kitchen dining room which leads to the rear garden and an understairs storage cupboard to complete the accommodation on the ground floor. Upstairs, the first floor landing provides access to the loft, two double bedrooms and the house bathroom. Outside, to the front of the property the garden is mainly laid to lawn with planted borders and a paved driveway leading down the side of the property to a brick built single detached garage with electric roller door. To the rear of the property the garden is low maintenance with a stone flagged patio area, an Indian stone patio area and a timber decked decking area, perfect for outdoor dining and entertaining purposes.

Enjoying a tucked away position within the sought after area of Ossett, the property is well placed for access to a range of amenities including local shops, schools, bus routes and good access to the motorway network for those wishing to commute further afield.

Simply a fantastic home ideal for the professional couple or family looking to gain access onto the property market and a viewing comes highly recommended to fully appreciate the accommodation on offer.




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 window to the side, central heating radiator, coving to the ceiling, stairs to first floor landing, door to lounge.

### LOUNGE
13'3" x 7'10" (min) x 10'0" (max) (4.06m x 2.39m (min) x 3.06m (max))
UPVC double glazed window to the front, central heating radiator, coving to the ceiling, wall mounted electric fire. Door into the kitchen dining room.

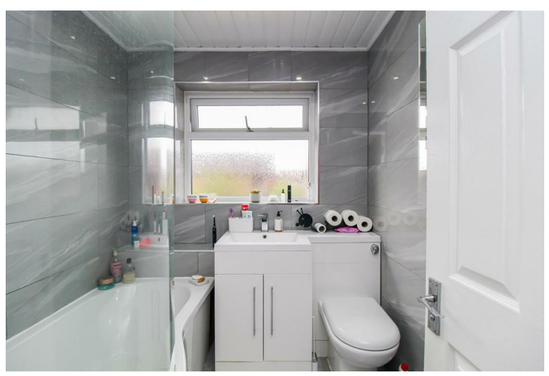
### KITCHEN/DINER
13'3" x 8'11" (4.05m x 2.74m)
UPVC double glazed window to the rear, UPVC double glazed French doors to the rear, central heating radiator, coving to the ceiling, dado rail, door to understairs storage cupboard. A range of modern wall and base units with worksurface over incorporating 1 1/2 stainless steel sink and drainer with mixer tap, plumbing for washer, space for fridge and freezer, integrated hot point oven and grill, four ring stainless steel gas hob with stainless steel cooker hood above and splashback tiles on the walls, space for dishwasher.

### FIRST FLOOR LANDING
UPVC double glazed window to the side, loft access. Doors to two bedrooms, the house bathroom and an airing cupboard.

### BEDROOM ONE
10'7" x 10'0" (min) x 13'1" (max) (3.23m x 3.06m (min) x 4.0m (max))
Two UPVC double glazed window to the front, central heating radiator, fitted dressing table, fitted wardrobes.

### BEDROOM TWO
6'9" x 11'11" (2.06m x 3.65m)
UPVC double glazed window to the rear, central heating radiator.

### BATHROOM
6'2" x 6'2" (1.89m x 1.89m)
Frosted UPVC double glazed window to the rear, heated chrome towel radiator, fully tiled walls and floor, LED spotlights. Concealed low flush W.C., wash basin with storage below, shaped panelled bath with mixer shower over and separate shower head attachment.



### OUTSIDE
To the front of the property the garden is laid to lawn with plants and shrubs bordering and a block paved driveway which leads down the side of the property to the single brick built detached garage with an electric roller door. To the rear of the property the garden is low maintenance and incorporates a stone flagged patio area and a further Indian stone patio area with a timber decked decking area, ideal for outdoor dining and entertaining purposes.

### 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.

### 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.