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16 Garden Close, Ossett, WF5 0SQ

For Sale Freehold £220,000

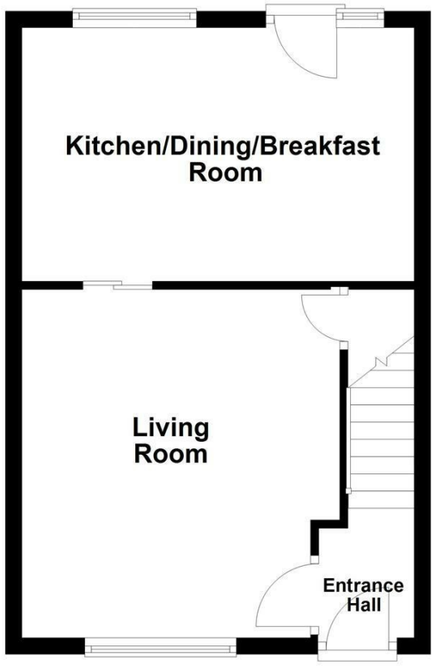
Situated in the sought-after town of Ossett, this superbly presented three bedroom mid-terrace property offers well-proportioned accommodation throughout. Boasting ample reception space, and an excellent enclosed rear garden designed for low maintenance living, this is a home that must be viewed to be fully appreciated.

The accommodation briefly comprises an inviting entrance hall with staircase access to the first floor and a doorway leading into the living room. The living room benefits from useful under-stairs storage and provides access through to the spacious kitchen dining breakfast room, which in turn offers direct access to the rear garden. To the first floor, the landing provides loft access and includes a useful over-stairs storage cupboard. Doors lead to three well sized bedrooms and the house bathroom, all presented to a high standard. Externally, the front of the property features a low-maintenance garden primarily laid with block paving, providing off road parking for multiple vehicles, alongside a paved pathway leading to the front entrance. The rear garden is particularly impressive, incorporating a stone patio seating area ideal for outdoor entertaining, complemented by neatly planted beds with established borders. A further raised pebble area sits to the rear, housing a timber-built garden shed. The garden is fully enclosed by timber fencing, offering a safe and private environment suitable for both children and pets.

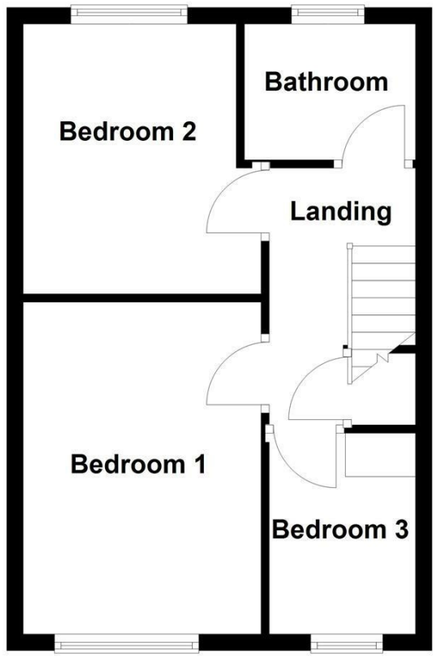
The property is ideally positioned to appeal to a wide range of purchasers, including first-time buyers, small families, and professional couples. A variety of local shops, amenities, and well-regarded schools are within convenient walking distance, while a broader selection of facilities can be found in nearby centres such as Wakefield and Dewsbury. For commuters, there are excellent transport links including local bus routes, nearby train stations with connections to Leeds, Manchester, and London, and easy access to the M1 motorway.

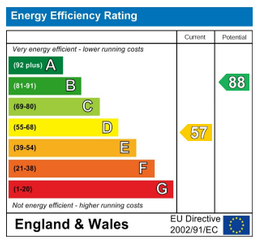
Only a full internal inspection will reveal the true quality and space this fantastic home has to offer. Early viewing is highly recommended to avoid disappointment.

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

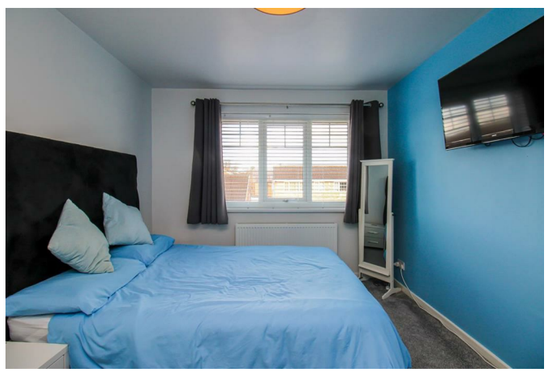
ENTRANCE HALL
Composite front door with frosted glass panel, central heating radiator, staircase rising to the first-floor landing, and a door providing access to the living room.

LIVING ROOM
13'11" x 12'7" (max) x 11'6" (min) (4.25m x 3.85m (max) x 3.51m (min))
UPVC double glazed window to the front elevation, sliding doors leading through to the kitchen dining breakfast room, central heating radiator, access to under stairs storage, and decorative wall panelling.

KITCHEN DINING BREAKFAST ROOM
10'2" x 15'7" (3.10m x 4.77m)
Two UPVC double glazed windows to the rear, composite stable-style rear door with frosted glass, spotlighting to the ceiling, and a central heating radiator. Fitted with a range of modern wall and base units with laminate work surfaces over, stainless steel sink and drainer with mixer tap, tiled splashbacks, and space for a gas cooker, washing machine, and fridge freezer. The room also benefits from a breakfast bar with laminate work surface.

FIRST FLOOR LANDING
Access to storage cupboard and doors leading to three bedrooms, and the house bathroom.

BEDROOM ONE
9'4" x 13'5" (2.85m x 4.10m)
UPVC double glazed window to the front elevation and a central heating radiator.



BEDROOM TWO
9'3" x 10'9" (max) x 8'4" (min) (2.84m x 3.30m (max) x 2.55m (min))
UPVC double glazed window to the rear elevation and a central heating radiator.

BEDROOM THREE
6'0" x 7'11" (max) x 6'9" (min) (1.83m x 2.43m (max) x 2.06m (min))
UPVC double glazed window to the front elevation, central heating radiator, and a slight bulkhead incorporating a fitted storage cupboard.

BATHROOM
5'4" x 9'5" (1.65m x 2.88m)
Frosted UPVC double glazed window to the rear, chrome heated towel radiator, and ceiling spotlights. Comprising a concealed cistern WC, wash basin set within a vanity storage unit with mixer tap, and a tiled bath with mixer tap, overhead shower, shower attachment, glass shower screen, and full tiling.

OUTSIDE
To the front, the property offers a low maintenance garden with a paved pathway leading to the entrance and a block-paved driveway providing off road parking for multiple vehicles. The rear garden is also designed for ease of maintenance, featuring an artificial lawn, stone paved patio area ideal for outdoor dining and entertaining, raised pebbled section with a timber garden shed, and planted beds with railway sleeper borders. The garden is fully enclosed, making it well suited for both children and pets.

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.