Richard Kendall Estate Agent

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3 Dimplewells Road, Ossett, WF5 8JT

For Sale Freehold Offers Over £210,000

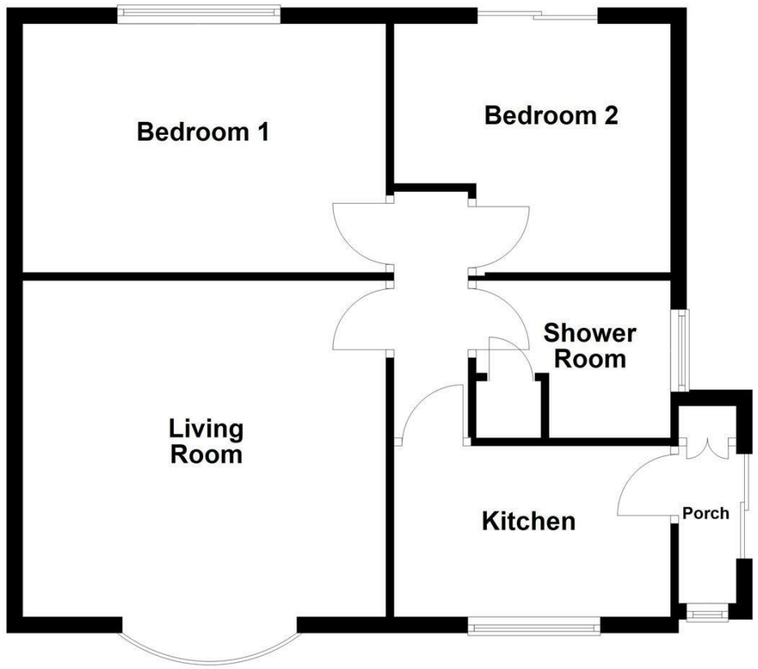
Situated in the sought after town of Ossett is this well presented two bedroom semi detached true bungalow, benefiting from both front and rear gardens, ample off road parking, and a detached single garage.

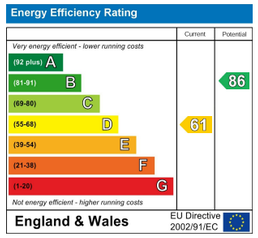
The property briefly comprises a side porch with a useful storage cupboard and a door leading through to the kitchen, which in turn provides access to the inner hallway. The hallway has loft access and doors leading to the living room, shower room, and bedrooms one and two, with bedroom two also providing access to the rear garden. To the front of the property is a lawned garden with mature shrub borders, enclosed by timber fencing to one side, walling to the other, and a stone boundary wall to the front. A paved driveway provides ample off road parking and runs down the side of the property, leading to a single detached garage fitted with an up-and-over door and separate side access door. The rear garden incorporates both natural lawn and artificial grass, along with paved and raised patio seating areas, ideal for outdoor dining and entertaining. There are planted borders throughout, and the garden is fully enclosed by walling and fencing, making it ideal for pets and children.

Ossett is a highly regarded location for a wide range of buyers, particularly those looking to downsize, as the property is within walking distance of the town centre and its range of shops and amenities. Excellent transport links are nearby, with local bus routes running through the town, and train stations available in neighbouring areas including Wakefield and Dewsbury, providing connections to major cities such as Leeds, Manchester and London. The M1 motorway network is also just a short drive away, ideal for those commuting further afield.

Only a full internal inspection will truly reveal all that this delightful home has to offer, and an early viewing is highly recommended to avoid disappointment.

Ground 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

SIDE PORCH
Fitted with an aluminium framed double glazed sliding door providing access into the porch, with a UPVC double glazed window to the front aspect. Internal doors lead through to the kitchen and to a useful storage cupboard.

KITCHEN
7'0" x 11'3" (2.14m x 3.45m)
Fitted with a UPVC double glazed window to the front aspect and a door leading through to the inner hallway. Having a partial dado rail and a range of wall and base units with work surface over incorporating a 1½ bowl sink and drainer with mixer tap. Partial tiling to the walls. Integrated four-ring induction hob with oven below, space and plumbing for a washing machine, and space for an under counter fridge and freezer.

INNER HALLWAY
With loft access point, central heating radiator, and doors leading to the living room, bedroom one, bedroom two, and the shower room.

LIVING ROOM
14'10" x 13'10" (4.53m x 4.22m)
UPVC double glazed bow window to the front aspect, central heating radiator, and a log burner effect electric fireplace with wooden surround and mantel.

BEDROOM ONE
14'10" x 9'10" (4.53m x 3.0m)
UPVC double glazed window to the rear aspect and a central heating radiator.

BEDROOM TWO
9'10" x 11'5" (max) x 8'1" (min) (3.01m x 3.48m (max) x 2.48m (min))
Having central heating radiator and aluminium double glazed sliding doors providing access to the rear garden.

SHOWER ROOM
8'1" x 6'5" (max) x 4'0" (min) (2.48m x 1.96m (max) x 1.22m (min))
Frosted UPVC double glazed window to the side aspect, built in storage cupboard, chrome towel style central heating radiator, low flush WC, pedestal wash hand basin, and shower cubicle with electric shower, glass screen, partial wet wall panelling, and partial tiling to the walls.

OUTSIDE
To the front of the property is a lawned garden with mature shrub borders, enclosed by fencing and walling to the front boundary. A paved driveway provides off road parking for several vehicles and runs down the side of the property to a single detached garage at the rear, fitted with a manual up-and-over door and separate side access door. The rear garden is mainly laid to lawn, incorporating artificial grass along with both standard and raised decked patio seating areas, ideal for outdoor dining and entertaining. There are planted beds throughout, and the garden is fully enclosed by walls and fencing, making it ideal for pets and children.

COUNCIL TAX BAND
The council tax band for this property is C.

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.