



WAKEFIELD  
01924 291 294

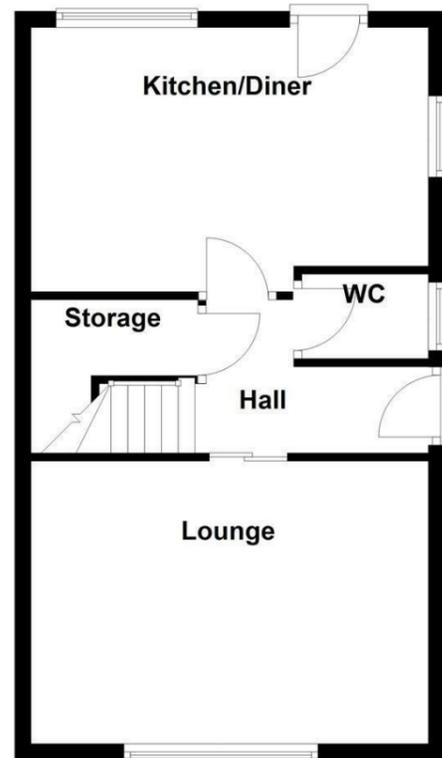
OSSETT  
01924 266 555

HORBURY  
01924 260 022

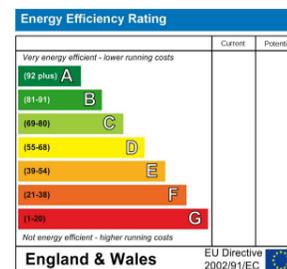
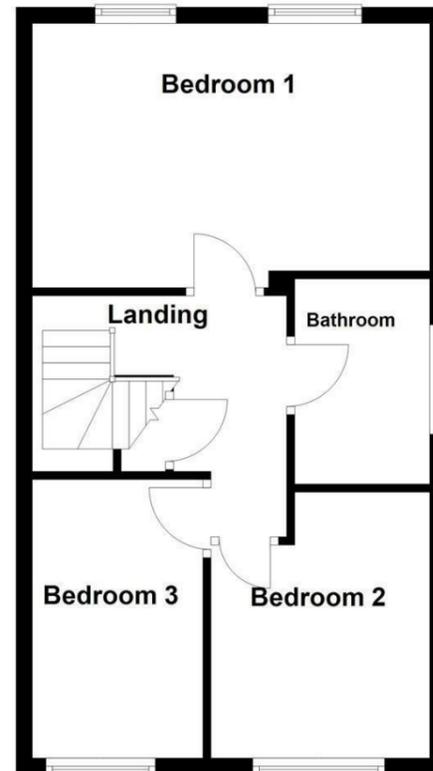
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

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.



**189 Towngate, Ossett, WF5 0PT**

**For Sale Freehold £265,000**

Situated in close proximity to Ossett town centre, this well presented three bedroom semi detached property offers an excellent opportunity for a range of buyers. The home benefits from ample driveway parking, a detached garage, and attractive gardens.

The accommodation briefly comprises an entrance hall, downstairs WC, spacious lounge, and a modern kitchen diner. To the first floor, the landing provides access to three well proportioned bedrooms and a family bathroom. Externally, the property features lawned and paved gardens to both the front and rear, along with a generous driveway providing off road parking for multiple vehicles, leading to a detached garage.

Ideally located, the property is within easy reach of local shops and amenities in Ossett town centre, which hosts a twice weekly market, and is well served by local bus routes to Wakefield and surrounding areas. It also offers convenient access to the motorway network, making it ideal for commuters.

An excellent opportunity to acquire a home in a highly sought after location, an early viewing is highly recommended.



## ACCOMMODATION

### ENTRANCE HALL

Entry is gained via a side door into the hallway, which provides access to the lounge, kitchen diner, storage, and a downstairs WC.

### LOUNGE

16'0" x 11'5" [4.90m x 3.48m]

UPVC double glazed windows to the front elevation, a central heating radiator, carpeted skirting, and a feature cast iron fireplace with surround, complemented by wall lights to one side.



### KITCHEN DINER

16'0" x 10'7" [4.90m x 3.25m]

UPVC double glazed windows to the rear and side elevations, along with a rear UPVC door. Fitted with a range of wall and base units providing ample storage, laminate worktops, a black granite sink with a stainless steel mixer tap and drainer unit, an integrated gas hob and electric oven, as well as space for a washing machine and an integrated fridge freezer.

### DOWNSTAIRS W.C.

5'1" x 3'4" [1.56m x 1.04m]

UPVC double glazed window to the side elevation, a low flush WC, wash hand basin, and tiled splashbacks.

### FIRST FLOOR LANDING

Providing access to three bedrooms and the family bathroom.

### BEDROOM ONE

16'0" x 10'7" [4.90m x 3.25m]

UPVC double glazed windows to the rear elevation and a central heating radiator.



### BEDROOM TWO

10'8" x 8'10" [3.27m x 2.70m]

UPVC double glazed window to the front elevation and a central heating radiator.



### BEDROOM THREE

11'3" x 6'10" [3.43m x 2.10]

UPVC double glazed window to the front elevation, a central heating radiator, and a fitted wardrobe to one side.

### BATHROOM

8'3" x 5'5" [2.53m x 1.66m]

UPVC double glazed window to the side elevation, a three piece suite comprising a bath with wall mounted shower over, wash hand basin, and low flush WC, with tiling to the walls and a central heating radiator.



### OUTSIDE

To the front of the property is a low maintenance lawn with a bush border and a substantial driveway providing ample off road parking for several vehicles, leading to a detached garage with an up-and-over door. To the rear is a low maintenance flagged patio with steps leading up to a lawned garden, offering a pleasant outdoor space.



### 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.

### 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.