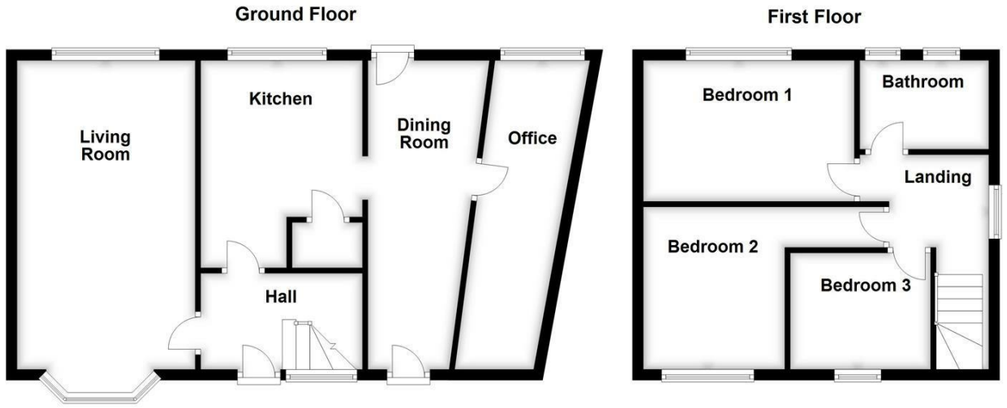

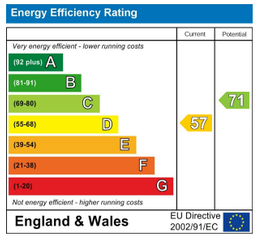

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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

22 Holme Leas Drive, Ossett, WF5 8DS

For Sale Freehold £225,000

Situated close to Ossett town centre is this extended three bedroom semi detached property benefitting from dining room and office extension, enclosed garden with far reaching views.

The property briefly comprises entrance hall, living room, kitchen, dining room and office. The first floor landing leads to three bedrooms and family bathroom/w.c. Externally the property benefits from low maintenance front and rear gardens with far reaching views to the rear of surrounding fields.

The property is ideally located for all local shops and amenities including local schools. It is ideally placed for the motorway network for those looking to commute further afield.

A viewing comes highly recommended.

ACCOMMODATION

ENTRANCE HALL
UPVC front entrance door, UPVC double glazed frosted window, staircase to the first floor landing and doors to the living room and kitchen.

LIVING ROOM
19'4" x 10'9" (5.9m x 3.30m)
UPVC double glazed windows to the front and rear elevation, two central heating radiators, grey wood effect flooring and feature fireplace with wood surround.

KITCHEN
12'6" x 6'6" (3.83m x 2.00m)
Range of modern fitted wall and base units with wood effect laminate work tops, integrated gas hob, oven with cooker hood and tiled splash back, space for a washing machine, space for a dryer and space for a fridge/freezer. Built in storage cupboard, UPVC double glazed window to the rear elevation and an opening through to the side extension.

DINING ROOM
13'9" x 8'5" (4.19m x 2.57m)
UPVC double glazed window to the front elevation, UPVC rear door to the garden and central heating radiator. Door leading to the office.

OFFICE
8'11" x 10'11" (2.73m x 3.33)
UPVC double glazed window to the rear elevation. Currently used as a home office.

FIRST FLOOR LANDING
UPVC double glazed window to the side, fitted storage cupboard and doors to three bedrooms and family bathroom.

BEDROOM ONE
12'6" x 8'9" (3.81m x 2.67m)
UPVC double glazed window to the rear elevation and central heating radiator.

BEDROOM TWO
9'7" x 8'7" (2.94m x 2.64m)
UPVC double glazed window to the front elevation and central heating radiator.

BEDROOM THREE
7'0" x 8'7" (2.15m x 2.64m)
UPVC double glazed window to the front elevation.

BATHROOM/W.C.
7'10" x 5'2" (2.41m x 1.60m)
Three piece suite comprising wall mounted shower over the bath, vanity wash hand basin with mixer tap and low flush w.c. Two UPVC double glazed frosted windows to the rear elevation, ladder style radiator and spotlights to the ceiling.

OUTSIDE
The property has a small low maintenance garden to the front and to the rear the garden incorporates patio seating area, lawned garden with further brick patio surrounded by bush and shrubbery border with lovely far reaching views of surrounding fields and countryside.

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.

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.