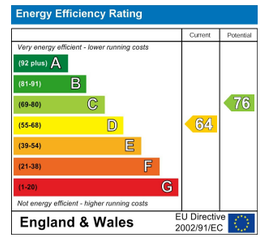
IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

# 16 Ossett Lane, Dewsbury, WF12 8LY

## For Sale Freehold £180,000

Ideally situated between Dewsbury and Ossett, this three bedroom mid terrace property blends traditional character with modern comforts. Featuring attractive stonework alongside contemporary kitchen and bathroom fittings, the home offers generous living accommodation throughout. It boasts, ample off road parking, an enclosed rear garden, and spacious reception areas.

The property comprises an entrance porch with access to the integral garage, which includes power, and lighting. From the entrance hall, an inner hallway leads to the cellar, the rear garden, the kitchen/diner, and the living room. The living room provides access to the first floor landing via the staircase, as well as a door to the sitting room, which also opens onto the rear garden. From the first floor landing, there is access to all three bedrooms and the house bathroom. Bedroom one benefits from an en suite shower room, while bedroom three includes a useful storage cupboard. To the front, the property features a pebbled and paved driveway offering off road parking for multiple vehicles, leading to both the front door and the garage. The rear garden is predominantly laid with artificial lawn, making it low maintenance and ideal for outdoor dining and entertaining. It is fully enclosed with timber fencing, making it particularly suitable for families with children or pets.

The property sits within walking distance of local shops and schools. Being conveniently positioned between Ossett and Dewsbury, a wider range of amenities is also easily accessible. Local bus routes operate nearby, while Dewsbury bus and train stations offer excellent links to major cities. The M1 and M62 motorway networks are just a short drive away, providing convenient access for commuters and those travelling further afield.

A full internal inspection is essential to truly appreciate the accommodation on offer, and early viewing is highly recommended to avoid disappointment.

## ACCOMMODATION

### ENTRANCE HALL
6'1" x 12'2" (max) x 5'6" (min) (1.87m x 3.72m (max) x 1.7m (min))
Frosted and stained UPVC double glazed door into the entrance hall, UPVC double glazed partially frosted windows to the front, timber framed frosted glass panel door into the inner hallway, wall mounted electric heater, coving to the ceiling. Door into the garage.

### GARAGE
12'7" x 17'11" (3.86m x 5.47m)
Up and over door, power and light, access into the entrance hall.

### INNER HALLWAY
17'11" x 4'1" (5.48m x 1.26m)
Frosted UPVC double glazed door to the rear, coving to the ceiling, decorative panelling to the wall, dado rail, anthracite column central heating radiator, exposed beams to the ceiling. Door providing access to the cellar. Access to the living room and an opening into the kitchen/diner.

### KITCHEN/DINER
18'0" x 17'11" (max) x 11'10" (min) (5.5m x 5.48m (max) x 3.63m (min))
Two UPVC double glazed windows to the front and rear, spotlights, exposed beams, central heating radiator, coving to the ceiling, decorative fireplace with stone hearth, exposed brick surround and wooden mantle. Fitted with a range of wall and base units with laminate work surfaces, sink and drainer with mixer tap, laminate splashback. Integrated oven, integrated five ring gas hob with extractor hood above and partial glass splashback. Space and plumbing for a washing machine and space for a fridge/freezer.

### LIVING ROOM
14'9" x 13'9" (max) x 12'4" (min) (4.52m x 4.2m (max) x 3.77m (min))
UPVC double glazed French doors into the sitting room, door with stairs to the first floor landing, coving to the ceiling, exposed beams, decorative panelling to one wall, central heating radiator, fireplace with tiled hearth.

### SITTING ROOM
7'10" x 12'9" (2.4m x 3.9m)
UPVC double glazed windows to the side and rear, frosted UPVC double glazed French doors to the rear, wall mounted electric heater.

### FIRST FLOOR LANDING
UPVC double glazed window to the front, central heating radiator, coving to the ceiling, ceiling rose, spotlights. Doors to three bedrooms and the bathroom.

### BEDROOM ONE
14'7" x 13'10" (max) x 8'4" (min) (4.45m x 4.23m (max) x 2.56m (min))
UPVC double glazed window to the rear, central heating radiator, spotlights, coving to the ceiling, decorative cast iron fireplace with wooden surround and mantle. Door to the en suite shower room.

### EN SUITE SHOWER ROOM
7'4" x 5'0" (2.26m x 1.53m)
UPVC double glazed window to the front, spotlights, extractor fan, fitted storage units with worktops over. Shower cubicle with electric shower head attachment and glass shower screen.

### BEDROOM TWO
11'2" x 12'0" (max) x 10'5" (min) (3.41m x 3.67m (max) x 3.18m (min))
UPVC double glazed window to the rear, column central heating radiator, spotlights, coving to the ceiling, decorative cast iron fireplace with wooden mantle.

### BEDROOM THREE
6'6" x 14'7" (2.0m x 4.47m)
UPVC double glazed window to the rear, column central heating radiator, loft access, coving to the ceiling, access to a storage cupboard.

### BATHROOM
6'6" x 6'9" (2.0m x 2.06m)
Frosted UPVC double glazed window to the front, chrome heated towel rail, fully tiled and spotlights. Low flush W.C., ceramic wash basin built into a storage unit with mixer tap, bath unit with tiled surround and mixer tap with shower attachment.

### OUTSIDE
The front garden is low maintenance with paved and pebbled driveway providing off road parking for several vehicles, artificial lawn and timber fencing. To the rear of the property the garden is landscaped and tiered, featuring artificial lawn, paved patio ideal for dining/entertaining, a decorative well, and fully enclosed timber fencing—ideal for pets and children.

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

### 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.