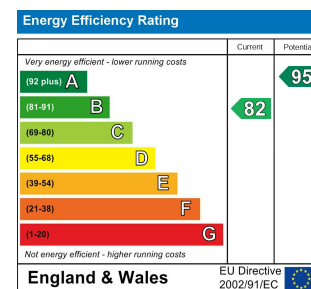
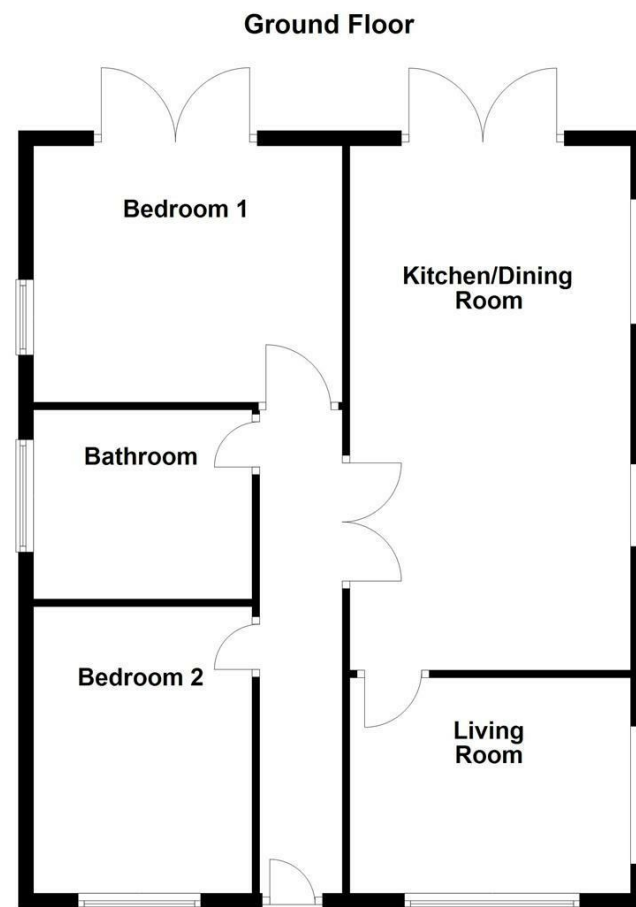




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**IMPORTANT NOTE TO PURCHASERS**  
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any 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** [www.mortgagesolutionsofwakefield.co.uk](http://www.mortgagesolutionsofwakefield.co.uk)  
 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 339572,  
 Pontefract & Castleford office 01977 798844 or 07776458351,  
 Ossett & Horbury offices 01924 266555  
 and Normanton office 01924 899870.  
 Alternatively email [vince@mortgagesolutionsofwakefield.co.uk](mailto:vince@mortgagesolutionsofwakefield.co.uk) or [chris@mortgagesolutionsofwakefield.co.uk](mailto:chris@mortgagesolutionsofwakefield.co.uk)

\*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.



**4 Dimple Wells Lane, Ossett, WF5 8RN**  
**For Sale Freehold £275,000**

Offered to the market with no onward chain is this NEW BUILD detached bungalow in this sought after part of Ossett. The property provides flexible accommodation with potentially up to three bedrooms, or two bedrooms and a separate living room.

The accommodation briefly comprises entrance hall, open plan high specification kitchen/dining room with a full range of integrated appliances, French doors to the garden, separate living room, two bedrooms (the main bedroom also with French doors out to the garden) and the bathroom/w.c. fitted with a contemporary four piece suite. There are landscaped gardens to the front and rear; providing ample off street parking for around four cars to the front and a garden ideal for entertaining to the rear.

Located in the heart of Ossett, close to all the town centre amenities including local shops, twice-weekly market, bus station and a range of schools. For those wishing to commute further afield there is a great access to junction 40 of the M1.

This individual property should be high on your list to view.



## ACCOMMODATION

### ENTRANCE HALL

19'0" x [5.8m x ]

UPVC double glazed front entrance door, spotlights, ceiling coving and access hatch to the fully boarded loft space.

### OPEN PLAN KITCHEN/DINING ROOM

20'0" x 12'1" [ 6.1m x 3.69m]

High specification kitchen with a full range of matte grey wall and base units with handleless soft close doors, integrated AEG oven and grill, integrated microwave, four ring induction hob, integrated fridge/freezer, integrated Zanussi slimline dishwasher, integrated washing machine. Laminate flooring, central heating radiator, two UPVC double glazed windows to the side and UPVC double glazed French doors to the rear garden.



### LIVING ROOM

12'1" x 10'2" [3.69m x 3.1m]

UPVC double glazed windows to the front and side. Central heating radiator.



### BEDROOM ONE

11'2" x 13'4" [3.42m x 4.08m]

UPVC double glazed French doors to the rear garden, UPVC double glazed frosted window to the side, ceiling coving and central heating radiator.



### BEDROOM TWO

9'6" x 12'5" [2.9m x 3.8m]

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

### BATHROOM/W.C.

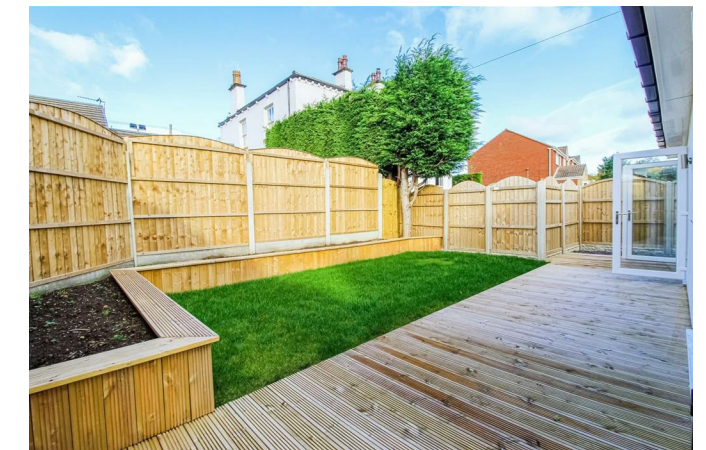
9'2" x 5'10" [2.8m x 1.8m]

Four piece contemporary suite comprising walk-in shower, freestanding bath, wash basin and low level flush w.c. UPVC double glazed frosted window to the side, spotlights, part tiled walls, extractor fan and chrome towel rail.



### OUTSIDE

The property has a generous, low maintenance garden to the front providing ample off street parking for around four vehicles with raised slate chipped and planted beds. Access can be gained via both sides of the property to the rear garden, where is a landscaped garden incorporating newly laid turf, planted borders and decked seating area ideal for entertaining.



### COUNCIL TAX BAND

The council tax band for this property is D

### 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 six local offices.

### 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.