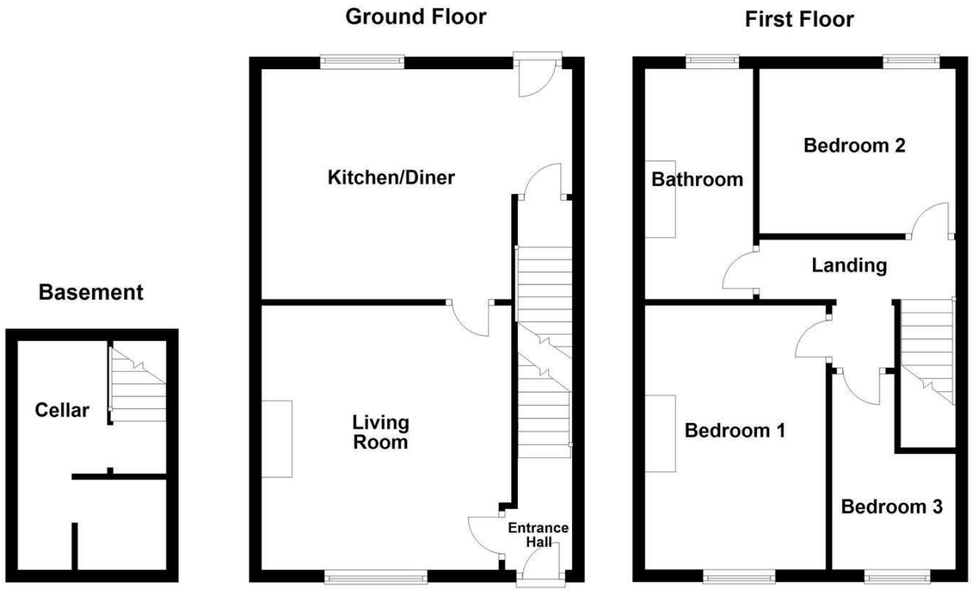
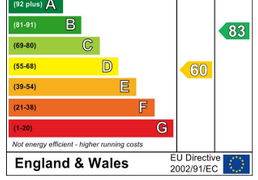




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



Ivy Dene Woodbine Street, Ossett, WF5 9LN

For Sale Freehold £179,995

Situated in this sought after town of Ossett is this three bedroom semi detached property benefitting from cellar rooms, off road parking and low maintenance gardens.

The property briefly comprises of entrance hall, living room, kitchen/diner with access to cellar rooms. The first floor landing leads to three bedrooms and four piece house bathroom/w.c. Outside to the front is a small planted buffer garden with gated driveway to the side providing off road parking. To the rear is a low maintenance paved patio area, perfect for outdoor dining, surrounded by timber fencing and walls.

Ossett plays host to a range of amenities including shops and good schools with local bus routes nearby, a twice weekly market and has great access to the motorway network.

An ideal home for the first time buyer, working couple or family and a viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL
UPVC double glazed frosted and stained glass entrance door, central heating radiator, coving to the ceiling, stairs to the first floor landing and door to the living room.

LIVING ROOM
14'1" x 13'1" (max) x 11'10" (min) (4.31m x 4.0m (max) x 3.63m (min))
Coving to the ceiling, ceiling rose, dado rail, central heating radiator, UPVC double glazed window to the front, gas fireplace with marble hearth, surround and wooden mantle. Door through to the kitchen/diner.



KITCHEN/DINER
16'9" x 12'4" (max) x 6'9" (min) (5.12m x 3.78m (max) x 2.06m (min))
Range of wall and base units with laminate work surface over, sink and drainer with mixer tap and laminate splash back. Integrated oven with four ring gas hob with extractor hood above, space and plumbing for a washing machine, space for a dishwasher and space for a fridge/freezer. Central heating radiator, UPVC double glazed window and frosted door to the rear garden and door to the cellar.

CELLAR
13'8" x 4'2" (max) x 2'3" (min) (4.17m x 1.28m (max) x 0.71m (min))
Houses the electric and gas meters with light.

CELLAR ROOM TWO
4'9" x 4'7" (1.45m x 1.42m)
Ideal storage space.

FIRST FLOOR LANDING
Loft access and doors to three bedrooms and the house bathroom.

BEDROOM ONE
14'2" x 9'10" (max) x 8'6" (min) (4.33m x 3.0m (max) x 2.6m (min))
Central heating radiator, dado rail and UPVC double glazed window to the front.



BEDROOM TWO
8'10" x 10'6" (2.7m x 3.21m)
UPVC double glazed window to the rear and central heating radiator.



BEDROOM THREE
6'9" x 10'9" (max) x 6'3" (min) (2.08m x 3.3m (max) x 1.93m (min))
UPVC double glazed window to the front and central heating radiator.



BATHROOM/W.C.
12'3" x 5'10" (max) x 3'2" (min) (3.75m x 1.8m (max) x 0.97m (min))
Four piece suite comprising low flush w.c., pedestal wash basin, panelled bath with mixer tap and separate shower cubicle with shower head attachment and glass shower screen. UPVC double glazed frosted window to the rear, central heating radiator and partially tiled.





OUTSIDE
To the front of the property there is a small planted buffer garden with a paved pathway to the front door. A set of iron gates provide access to a concrete driveway running down the side of the property. To the rear is a low maintenance garden with a paved patio area, perfect for outdoor dining and entertaining purposes with a pebbled border and mature shrubs, fully enclosed by walls and timber fencing.



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.