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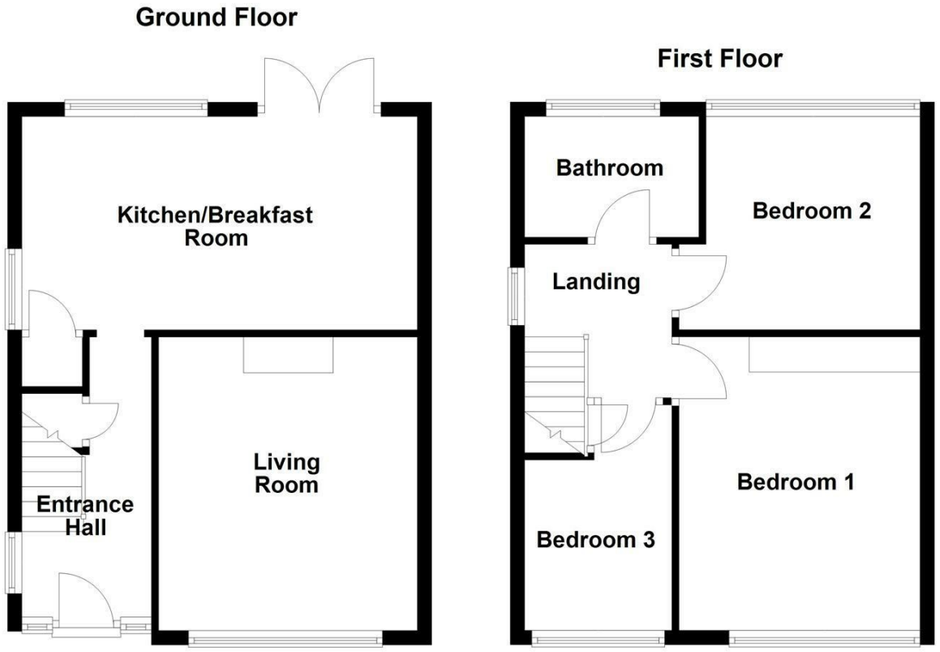


297 Towngate, Ossett, WF5 0QD

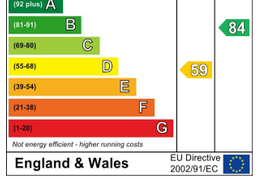
For Sale Freehold £270,000

A fantastic opportunity to purchase this well presented three bedroom semi detached house, situated close to Ossett town centre and benefitting from UPVC double glazing and gas central heating.

The property briefly comprises of a modern fitted kitchen breakfast room complete with central island incorporating a breakfast seating area and a range of integrated appliances, the spacious living room and access to two useful understairs storage cupboards, completing the ground floor layout. To the first floor landing there are three well proportioned bedrooms and a contemporary four piece house bathroom serving the landing, with bedroom one further benefiting from fitted double wardrobes with mirrored glass sliding doors to the front. Externally, to the front of the property there is a concrete driveway providing ample off road parking, along with a low maintenance slate garden. The driveway continues through double timber gates to the rear, giving access to a single detached garage with power, lighting and plumbing, manual up-and-over door, two uPVC double glazed windows to the side, and a uPVC side door leading into the garden. The rear garden features an Indian stone paved patio area, ideal for outdoor seating and dining, along with an L-shaped timber decked patio which extends around the rear of the garage. There are multiple external power sockets, including five to the decked area and one to the patio. A further uPVC door provides access into an outbuilding currently used as a store room, which already has plumbing installed for a WC if required. The garden continues with timber fencing to the boundaries, a timber ramp leading down to an Astro-turf lawn section, and a timber Wendy house positioned to the corner. The rear garden enjoys open aspect views over fields to the rear, creating an ideal space for entertaining and outdoor dining, while remaining fully enclosed on all sides.

The property is conveniently located close to local amenities and well-regarded schools, within easy reach of the centre of Ossett. There are regular bus routes to and from Wakefield city centre, and the M1 motorway is only a short distance away, making the property ideal for commuters travelling further afield.

Offering spacious accommodation both inside and out, this quality home is sure to appeal to a wide range of buyers and an early viewing is highly recommended.



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.

ACCOMMODATION

ENTRANCE HALL
5'10" x 12'10" (1.79m x 3.92m)
UPVC double glazed front entrance door leads into the entrance hall. There is laminate flooring, central heating radiator, coving to the ceiling and staircase with double handrail leading to the first floor landing. A UPVC double glazed frosted window to the side aspect, along with four UPVC double glazed frosted panel windows to the front aspect beside the door. Small cupboard door providing access to the understairs storage cupboard, opening through to the kitchen breakfast room and door into the living room.

LIVING ROOM
11'10" x 13'5" (3.62m x 4.10m)
UPVC double glazed window overlooking the front aspect, coving to the ceiling, and central heating radiator.

KITCHEN BREAKFAST ROOM
9'9" x 18'2" (2.99m x 5.54m)
Fitted with a range of wall and base units with laminate work surfaces and matching upstands. Central island unit with additional storage. Plumbing for washing machine, space for dryer under the counter, integrated full size Hoover dishwasher, and space for American style fridge freezer. Range cooker with five ring gas burner, tiled splashback, and black extractor hood above. Large double pantry cupboard to the corner with fixed shelving and fitted wine rack within. Two UPVC double glazed windows enjoying a dual aspect (side and rear). Laminate flooring, inset spotlights to the ceiling, display cabinets with glass shelving, door to understairs storage cupboard, and UPVC double glazed French doors leading out to the landscaped rear garden.

FIRST FLOOR LANDING
Coving to the ceiling, loft access, UPVC double glazed frosted window to the side elevation, and doors providing access to three bedrooms and the house bathroom.

BEDROOM ONE
11'0" x 13'2" (3.37m x 4.03m)
UPVC double glazed window overlooking the front elevation, central heating radiator, fitted wardrobes with mirrored glass doors, and coving to the ceiling.

BEDROOM TWO
9'10" x 11'1" (max) x 9'10" (min) (3.01m x 3.39m (max) x 3.02m (min))
UPVC double glazed window overlooking the rear elevation, coving to the ceiling, and central heating radiator.

BEDROOM THREE
6'10" x 10'3" (max) x 7'10" (min) (2.10m x 3.14m (max) x 2.39m (min))
UPVC double glazed window overlooking the front elevation, coving to the ceiling, central heating radiator, and cupboard housing the Combi energy boiler with additional storage.

BATHROOM
5'6" x 8'0" (1.69m x 2.44m)
Comprising a four piece suite including panelled bath with mixer tap and shower attachment, pedestal wash basin with mixer tap, low flush WC, and curved corner shower cubicle with curved glass doors and mixer shower within. Fully tiled walls, laminate flooring, wall mounted heated towel radiator in white, extractor fan, inset spotlights to the ceiling, coving, and UPVC double glazed frosted window to the rear elevation.

OUTSIDE
To the front of the property is a concrete driveway providing off road parking for two vehicles, with a low maintenance slate front garden and covered porch over the entrance door. Double timber swing gates lead down the driveway to a single detached garage with manual up-and-over door, power and light within, and two UPVC double glazed windows to the side. Two additional UPVC double glazed doors to the side give access to two useful store rooms, one having plumbing installed for a WC if required. To the rear is an enclosed garden with Indian stone paved patio area, ideal for seating and dining, with outside lighting. Further outside lighting is positioned to the rear of the house and above the garage. The garden continues with timber fencing, timber ramp leading down to an Astro-turfed lawn section, timber summerhouse/shed, and Wendy house to the corner. The garden backs onto open fields, providing a pleasant open rear aspect.

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.