



WAKEFIELD
01924 291 294

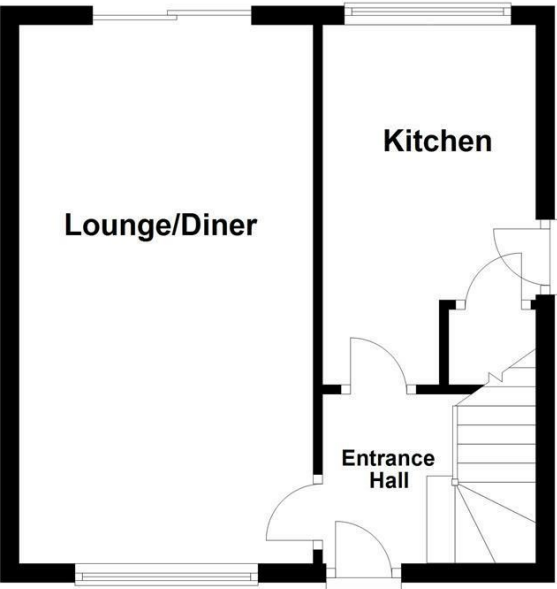
OSSETT
01924 266 555

HORBURY
01924 260 022

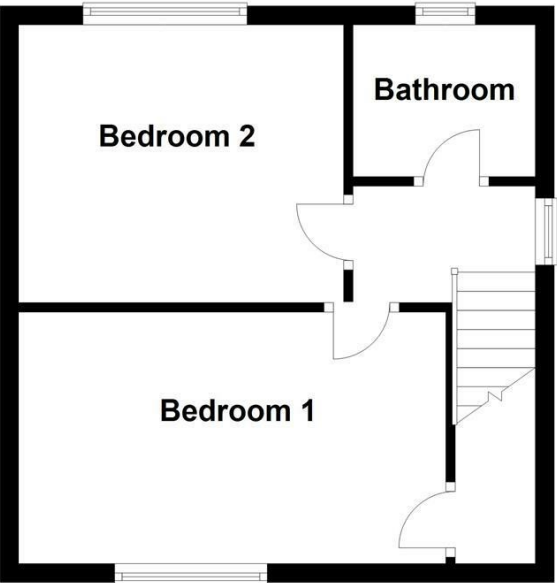
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

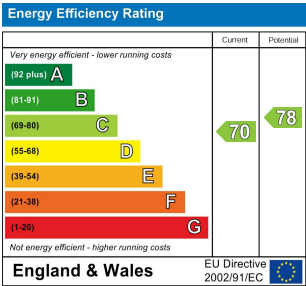


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



32 Dimplewells Road, Ossett, WF5 8JT
For Sale Freehold £178,000

Situated in the sought after area of Ossett is this well presented two bedroom semi detached property benefitting from ample reception space and front and rear gardens.

The property briefly comprises of the entrance hall, lounge/diner and kitchen. The first floor landing leads to two double bedrooms and the house bathroom/w.c. Outside to the front is a pebbled garden with planted border and paved pathway leading to the front door. To the rear the south west facing garden is laid to lawn with slate areas and a paved pathway to the rear incorporating raised decked patio area, perfect for outdoor dining and entertaining and large brick built outbuilding, ideal for a variety of purposes, fully enclosed by timber fencing with timber gate to the rear.

The property is situated in this popular residential area within easy reach of the broad range of shops, schools and recreational facilities on offer in the centre of Ossett. Ossett is a popular market town with ready access to the national motorway network, as well as the larger surrounding cities of Wakefield and Leeds.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC front entrance hall, central heating radiator, stairs to the first floor landing with understairs storage and doors to the kitchen and lounge/diner.

LOUNGE/DINER

18'6" x 10'0" (max) x 8'8" (min) [5.66m x 3.06m (max) x 2.66m (min)]

UPVC double glazed window to the rear, a set of UPVC double glazed French doors to the rear garden, two central heating radiator and space for an electric fireplace with downlighting, tiled hearth, surround and wooden mantle.



KITCHEN

7'10" x 12'4" (max) x 6'4" (min) [2.4m x 3.77m (max) x 1.95m (min)]

Range of modern wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back, four ring electric hob with splash back and stainless steel extractor hood above. Integrated oven, space and plumbing for a washing machine, space for an under counter fridge/freezer. Central heating radiator, access to two storage cupboards and UPVC double glazed frosted side door.

FIRST FLOOR LANDING

UPVC double glazed frosted window to the side, loft access to the partially boarded loft and doors to two bedrooms and the house bathroom.

BEDROOM ONE

14'11" x 8'8" [4.55m x 2.65m]

UPVC double glazed window to the front, central heating radiator and access to an overstairs storage cupboard housing the boiler.



BEDROOM TWO

9'9" x 11'4" (max) x 9'11" (min) [2.99m x 3.47m (max) x 3.04m (min)]

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



BATHROOM/W.C.

6'4" x 5'4" [1.95m x 1.63m]

Central heating radiator, spotlights to the ceiling, extractor fan, UPVC double glazed frosted window to the rear, concealed cistern low flush w.c., ceramic wash basin built into storage unit with mixer tap and panelled bath with mixer tap and shower head attachment. Partially tiled.



OUTSIDE

To the front there is a pebbled garden with planted border and paved pathway leading to the front door. To the rear the south west facing garden is laid to lawn with slate areas and a paved pathway to the rear incorporating raised decked patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing with timber gate to the rear. There is a large brick built outbuilding [1.85m x 3.06m], ideal for a range of uses such as workshop or utility with power and light, space for a tumble dryer and fridge/freezer.



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.

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.