



WAKEFIELD
01924 291 294

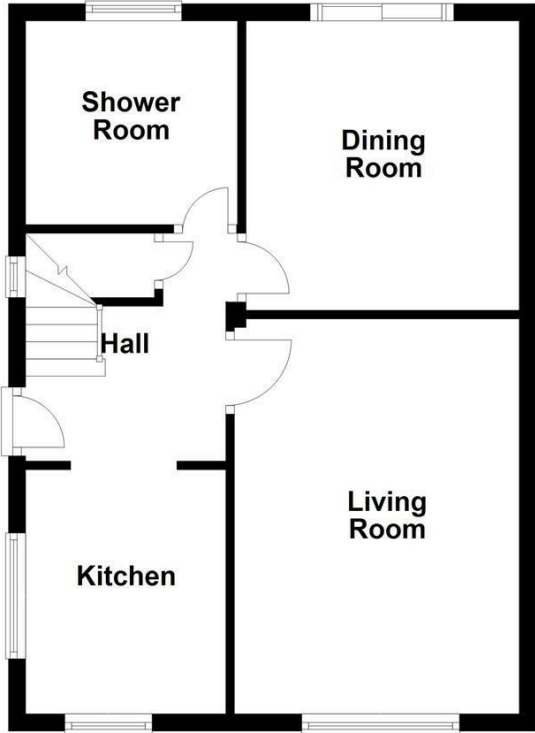
OSSETT
01924 266 555

HORBURY
01924 260 022

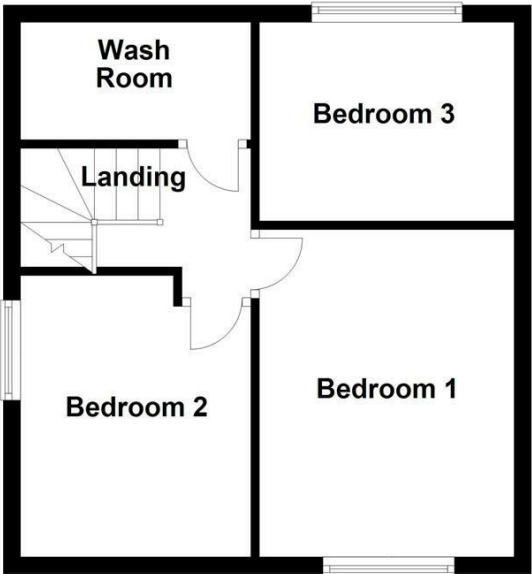
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

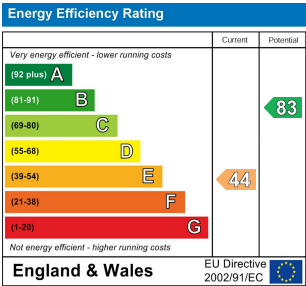


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



13 Dimplewell Close, Ossett, Wakefield, WF5 8JU
For Sale Freehold £235,000

Situated in a highly sought after residential area of Ossett, this versatile three/four bedroom dormer style home offers spacious, well presented and flexible accommodation throughout. The property benefits from gas central heating, UPVC double glazing, off street parking and low maintenance gardens to both the front and rear.

The accommodation briefly comprises an entrance hall, a well proportioned living room, a versatile dining room (which could be utilised as an additional bedroom if required), a fitted kitchen, and a ground-floor shower room/w.c. To the first floor, the landing provides access to three bedrooms and a convenient washroom/w.c. Externally, the property offers a low maintenance gravelled front garden with a driveway providing off street parking for two to three vehicles. To the rear, there is an enclosed and predominantly paved garden, ideal for outdoor relaxation and entertaining, bordered by timber fencing for privacy.

Perfectly positioned close to a range of local amenities, schools, and excellent commuter links, this delightful home is ideal for families or those looking to downsize without compromise.

An early viewing is highly recommended to fully appreciate the space, flexibility, and quality of accommodation on offer.



ACCOMMODATION

ENTRANCE HALL

A composite glazed entrance door, quality wood flooring, coving to the ceiling, double central heating radiator and useful understairs storage cupboard. Stairs lead to the first floor, doors to the kitchen, lounge, dining room and shower room.

LIVING ROOM

15'7" x 10'10" [4.76m x 3.32m]

A front facing UPVC double glazed window, feature fireplace with inset gas fire, coving to the ceiling, double central heating radiator, television point and carpeted flooring. A door leads through to the dining room.



DINING ROOM

10'4" x 11'0" [3.17m x 3.36m]

A rear facing UPVC double glazed French doors opening onto the rear garden, double central heating radiator, coving to the ceiling

and carpeted flooring. This versatile room can serve as a formal dining space or additional bedroom.



KITCHEN

9'4" x 7'7" [2.87m x 2.32m]

Fitted with a range of wall and base units with complementary laminate work surfaces over, incorporating a 1.5 bowl stainless steel sink and drainer unit with chrome swan neck mixer tap. Space for a freestanding cooker and large fridge/freezer, plumbing for an under counter washing machine. Tiled splashbacks, vinyl tile effect flooring and spotlights to the ceiling. There are front and side facing UPVC double glazed windows providing ample natural light.

SHOWER ROOM/W.C.

8'1" x 7'10" [2.48m x 2.39m]

Fitted with a corner shower unit with mains shower over and tiled splashbacks, close coupled w.c. and pedestal wash basin. Extractor fan, spotlights to the ceiling, tile effect flooring and a side facing UPVC double glazed obscure window.



FIRST FLOOR LANDING

A side facing UPVC double glazed window, loft access hatch and doors leading to three bedrooms and the w.c.

BEDROOM ONE

12'5" x 9'4" [3.81m x 2.87m]

A front facing UPVC double glazed dormer window, fitted wardrobes, coving to the ceiling, double central heating radiator and carpeted flooring.



BEDROOM TWO

10'0" x 7'6" [3.05m x 2.30m]

A rear facing UPVC double-glazed dormer window, double central heating radiator and carpeted flooring.



BEDROOM THREE

7'6" x 10'11" [2.30m x 3.35m]

A side facing UPVC double glazed window, double central heating radiator and carpeted flooring.

WASH ROOM/W.C.

8'9" x 5'1" [2.69m x 1.56m]

A low flush w.c., wash basin set on vanity storage unit, double central heating radiator, spotlights and vinyl flooring.

OUTSIDE

To the front, there is a low maintenance gravelled garden with decorative planting. A driveway to the side provides ample off street parking and leads to the rear garden. The rear garden is also low maintenance, being mainly paved with fenced boundaries, ideal for outdoor seating and relaxation.



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.

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.