



**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 offices 01977 808210, 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.



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT</b> 01977 798 844	<b>CASTLEFORD</b> 01977 808 210



**16 Holly Approach, Ossett, WF5 9TA**

**For Sale Freehold Offers Over £210,000**

Located on this modern and attractive development is this three bedroom mid town house, which benefits from three double bedrooms, modern bathroom, double width driveway and a sun room.

The accommodation comprises entrance hall, integral single garage, downstairs w.c., spacious lounge diner, kitchen and sun room. To the first floor there are three bedrooms and the house bathroom/w.c. Outside there is a double driveway providing parking and leading to the garage, whilst to the rear there is an attractive lawned garden with timber decked patio.

Located close to local amenities such as shops and schools, Ossett town centre has a twice weekly market and there are local bus routes regularly running to Wakefield, Dewsbury and Horbury. The M1 motorway is only a short drive away for those looking to travel further afield.



#### ACCOMMODATION

##### ENTRANCE HALL

Composite entrance door, tiled floor, central heating radiator, staircase leading to the first floor landing, UPVC double glazed window to the front, doors to the w.c., lounge diner and integral single garage.

##### DOWNSTAIRS W.C.

Tiled floor, pedestal wash basin with chrome waterfall mixer tap and tiled splashback, low flush w.c., central heating radiator and extractor fan.

##### INTEGRAL GARAGE

15'5" x 8'0" [4.70m x 2.45m]

Light, power, manual up and over door.

##### LOUNGE DINER

17'8" max x 14'5" min x 11'4" [5.40m max x 4.41m min x 3.46m]

Laminate flooring, central heating radiator, doors into the kitchen and understairs storage cupboard. Sliding UPVC double glazed patio doors leading into the rear sun room.



##### SUN ROOM

8'2" x 15'11" [2.50m x 4.86m]

UPVC double glazed windows to three sides, UPVC double glazed French doors leading to the rear garden. Power and light.



##### KITCHEN

14'5" x 6'2" [4.40m x 1.88m]

A range of wall and base units with laminate work surface over and tiled splashback, sink and drainer with mixer tap, plumbing and drainage for a washing machine, space for slimline dishwasher, integrated oven and grill, four ring gas hob and cooker hood over, space for fridge freezer, central heating radiator, laminate flooring, UPVC double glazed window into the sun room.



##### FIRST FLOOR LANDING

Loft access. Doors to three bedrooms and house bathroom/w.c. Storage cupboard.

##### BATHROOM/W.C.

9'8" x 4'8" [2.97m x 1.44m]

A modern suite comprising panelled bath with chrome mixer tap and mixer shower over having chrome rain shower head and shower attachment, large wash basin with mixer tap built into vanity drawers having illuminated vanity mirror cabinet, low flush w.c., tiled walls and floor, wall mounted chrome ladder style radiator, UPVC double glazed frosted window, inset spotlights to the ceiling and extractor fan.

##### BEDROOM ONE

10'0" x 14'6" [3.05m x 4.44m]

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



##### BEDROOM TWO

9'11" max x 9'4" min x 12'11" [3.04m max x 2.86m min x 3.96m]

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



##### BEDROOM THREE

11'4" x 7'6" [3.47m x 2.31m]

UPVC double glazed window to the rear elevation, central heating radiator.

##### OUTSIDE

At the front of the property there is a resin double driveway providing off road parking for two vehicles, timber porch and outside light. The rear garden is South-West facing and has an attractive lawn with timber decked patio ideal for entertaining and dining purposes. Fenced surrounds with gate providing rear access.



##### EPC RATING

To view the full Energy Performance Certificate please call into one of our six local offices.

##### 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.