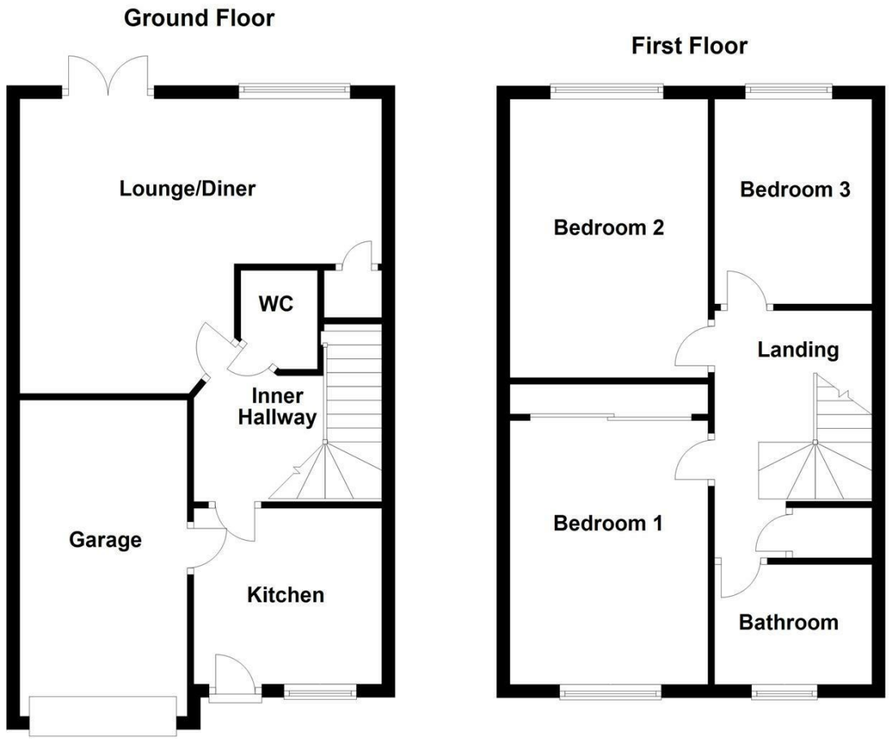
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



15 Holly Mede, Ossett, WF5 9TB

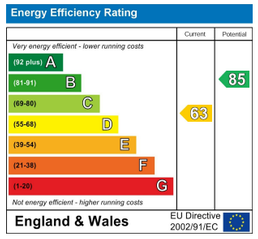
For Sale Freehold £205,000

An ideal home for the working couple or family looking to gain access onto the property market is this spacious three bedroom end town house benefitting from CCTV system, UPVC double glazing and gas central heating.

The property fully comprises of kitchen, integral garage, inner hallway leading to the downstairs w.c. and lounge/diner. The first floor landing leads to three bedrooms (two of which are doubles) and main house bathroom/w.c. Outside, driveway to the front and low maintenance block paved garden. To the rear is a low maintenance pebbled garden incorporating timber decked patio area. In addition there is a timber framed outhouse with power.

Situated in a popular part of Ossett the property is well placed to local amenities including shops and schools with local bus routes nearby. There is good access to the motorway network for those wishing to travel further afield.

An early viewing comes highly recommended to fully appreciate everything the property has to offer and to avoid disappointment.



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

KITCHEN
9'5" x 9'2" (2.88m x 2.80m)
Front entrance door. Range of wall and base units with work surface over incorporating sink and drainer with mixer tap, space for a fridge, space for a dishwasher, integrated oven and grill with four ring gas hob and filter hood above.
UPVC double glazed window to the front, radiator, laminate floor, coving to the ceiling and doors to the inner hallway and garage.

GARAGE
Up and over door, light and power.

HALLWAY
Doors to the lounge/diner and downstairs w.c. Stairs to the first floor and coving to the ceiling.

W.C.
Radiator, low flush w.c., pedestal wash basin with tiled splash back.

LOUNGE/DINER
14'7" (max) x 9'1" (min) x 17'11" (4.45m (max) x 2.77m (min) x 5.46m)
UPVC double glazed window and French doors to the rear, two radiators and door to understairs storage.

FIRST FLOOR LANDING
Loft access, UPVC double glazed window to the side and doors to three bedrooms, bathroom and airing cupboard.

BEDROOM ONE
10'0" x 13'2" (3.05m x 4.03m)
Radiator, UPVC double glazed window to the front and built in wardrobes with sliding doors to one side of the wall.

BEDROOM TWO
12'4" x 10'0" (3.78m x 3.05m)
UPVC double glazed window to the rear and radiator.

BEDROOM THREE
7'6" x 9'2" (2.31m x 2.81m)
Radiator and UPVC double glazed window to the rear.

BATHROOM/W.C.
6'5" x 7'6" (1.96m x 2.30m)
Three piece suite comprising corner jacuzzi panelled bath with mixer shower over, low flush w.c. and wash basin. Radiator, fully tiled floor, tiled effect floor, UPVC double glazed frosted window to the front and recess ceiling spotlights.

OUTSIDE
To the front is a block paved garden and block paved driveway providing off street parking leading to the integral garage. To the rear is a low maintenance pebbled garden incorporating timber decked patio area with timber framed outhouse which could be used for a variety of purposes and outside power points.

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.