Richard Kendall Estate Agent

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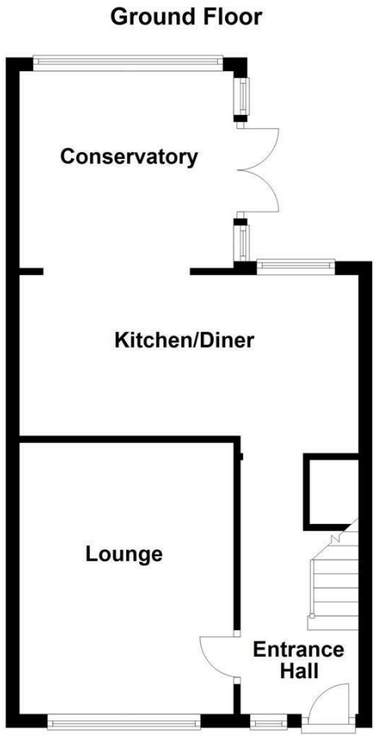
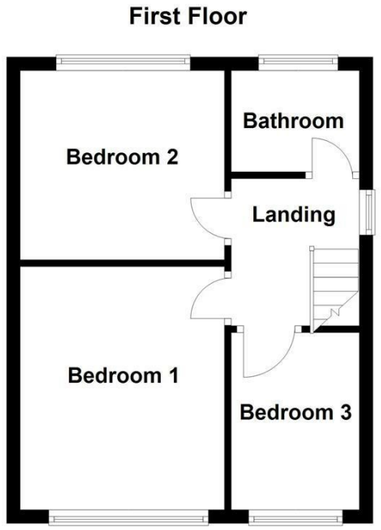
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





10 Broadgate, Ossett, WF5 0PU

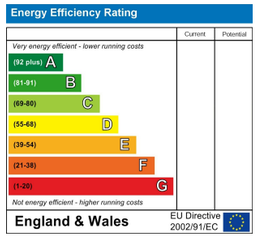
For Sale Freehold £275,000

Situated within walking distance of Ossett town centre is this deceptively spacious semi detached property. Benefitting from ample driveway parking, three bedrooms and spacious accommodation throughout, this property is certainly not one to be missed.

With UPVC double glazing and gas central heating throughout, this semi detached property is approached by an entrance hall with access to the first floor landing, lounge and spacious kitchen/diner. From the kitchen/diner, there is an opening through to the conservatory where there is French doors to the rear garden. Upstairs, to the first floor landing, there is access to three good sized bedrooms and the family bathroom. Outside, to the front, a driveway provides off road parking and gated side access to additional parking. There's also a lawned garden with plant and shrub borders. The rear features a low maintenance pebbled garden with a stone flagged patio, plant and shrub borders, and a timber framed storage outhouse.

Situated in the popular part of Ossett the property is well placed to local amenities including shops and schools with local bus routes nearby and Ossetts twice weekly market. There is good access to the motorway network, perfect for those looking to travel further afield.

This property is ideal for the professional couple or family and deserves an early viewing to fully appreciate the accommodation on 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

ENTRANCE HALL
Composite entrance door into the entrance hall with a frosted UPVC double glazed side window, coving to the ceiling, central heating radiator. Doors to the lounge and kitchen/diner.

LOUNGE
13'3" x 10'9" (4.04m x 3.30m)
UPVC double glazed window to the front, central heating radiator, coving to the ceiling, gas fire with marble hearth and wooden surround.

KITCHEN/DINER
17'5" x 10'4" (max) x 8'8" (min) (5.33m x 3.15m (max) x 2.66m (min))
UPVC double glazed window to the rear, two central heating radiators, spotlights. A range of wall and base units with worksurface over, stainless steel sink and drainer with mixer taps, plumbing for washer, space for fridge, integrated hot point oven and grill, four ring stainless steel gas hob with filter hood above, splashback tiles, space for freezer.

CONSERVATORY
9'8" x 11'0" (2.97m x 3.36m)
UPVC double glazed windows to two sides, UPVC double glazed French doors to the rear, tiled floor.

FIRST FLOOR LANDING
UPV double glazed window to the side, loft access. Doors to three bedrooms and the house bathroom.

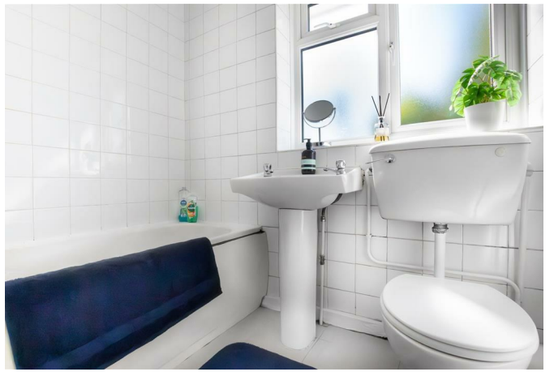
BEDROOM ONE
12'0" x 10'2" (3.68m x 3.11m)
UPVC double glazed window to the front, central heating radiator.

BEDROOM TWO
9'9" x 10'7" (2.98m x 3.23m)
UPVC double glazed window to the rear, central heating radiator.

BEDROOM THREE
6'8" x 9'1" (2.04m x 2.77m)
UPVC double glazed window to the front, bulkhead, central heating radiator, spotlights.

HOUSE BATHROOM
6'7" x 5'5" (2.03m x 1.67m)
Frosted UPVC double glazed window to the rear, central heating radiator.

Low flush W.C., pedestal wash basin, panelled bath with mixer shower over, part tiled walls.



OUTSIDE
To the front of the property there is a driveway to the front providing off road parking with gated access to the side of the property offering further off road parking. Also to the front is a lawned garden with plants and shrubs bordering. To the rear of the property there is a low maintenance pebbled garden incorporating stone flagged patio and plants with shrubs bordering, a timber framed outhouse for storage purposes.

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.