Richard Kendall Estate Agent

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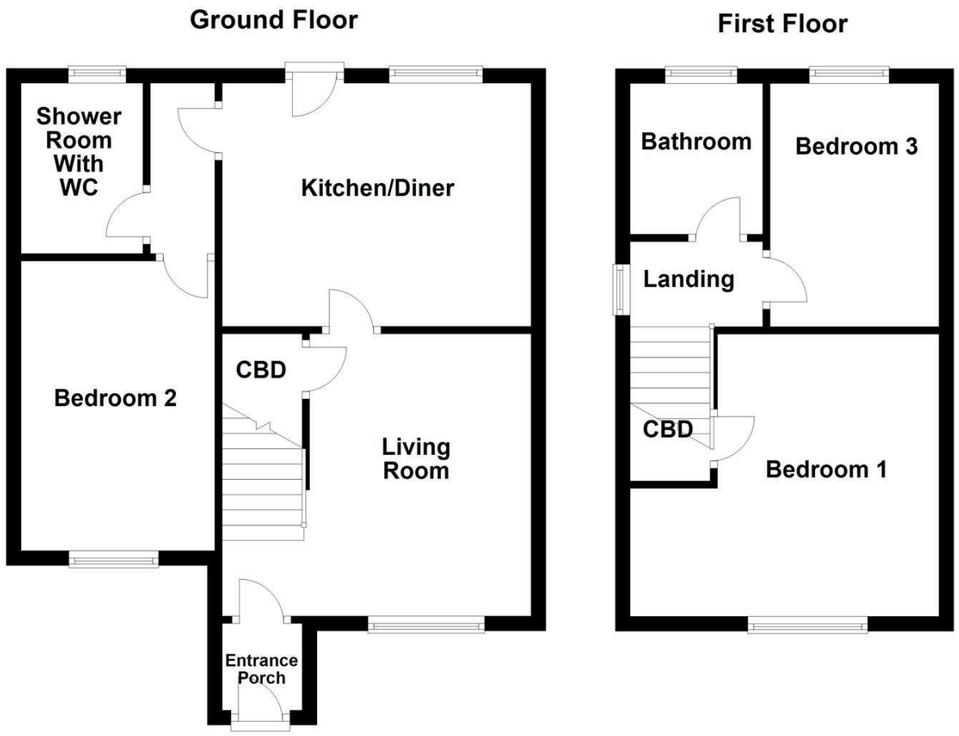
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



31 Dimple Gardens, Ossett, WF5 8LJ

For Sale Freehold £235,000

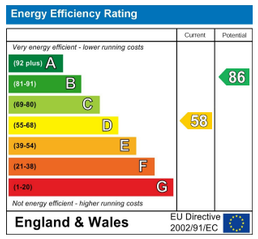
Situated in the sought after town of Ossett is this extended three bedroom semi detached home benefitting from no chain, well proportioned rooms, off road parking and enclosed rear garden.

The property briefly comprises of entrance porch, living room, kitchen/diner, hallway leading to bedroom two and downstairs shower room with w.c. & washbasin. The first floor landing leads to two bedrooms and the house bathroom. Outside to the front of the property, the garden is artificially lawned with hedge borders, paved pathway and pebbled driveway providing off road parking. To the rear, the garden is mainly to lawn with slate and planted features, as well as decked and paved patio areas. There is a garage to the rear with further off road parking.

Situated just a short walk away from Ossett town centre, the property is ideally located for all local shops and amenities that Ossett has to offer, including it's twice weekly market. The property also has great access to major bus routes for those looking to travel further afield.

Well maintained throughout, this wheelchair accessible property would make an ideal purchase for a range of buyers including the professional couple or growing families with three generations.

PLEASE NOTE: The vendor advises that the foundations to the single storey extension have been built to support a double storey extension, subject to the necessary planning permissions. Viewers should make their own enquiries should they wish to explore this option.



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 PORCH
3'10" x 3'3" (1.19m x 1.0m)
Door leading into the living room.

LIVING ROOM
13'8" x 12'6" (max) x 9'3" (min) (4.18m x 3.83m (max) x 2.84m (min))
Central heating radiator, coving to the ceiling, UPVC double glazed box window to the front, door to understairs storage and kitchen/diner. Stairs to the first floor landing.

KITCHEN/DINER
10'10" x 12'7" (3.32m x 3.84m)
Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, tiled splash back, integrated oven and four ring gas hob with extractor hood above, space and plumbing for a fridge/freezer and space and plumbing for an under counter washing. UPVC double glazed frosted door leading out to the rear garden, UPVC double glazed window to the rear, central heating radiator, LED ceiling spotlights and door leading to a further hallway.

HALLWAY
7'4" x 2'10" (2.26m x 0.87m)
Doors leading to bedroom two and downstairs shower room.

BEDROOM TWO
8'7" x 12'10" (2.64m x 3.92m)
Central heating radiator and UPVC double glazed window to the front.

SHOWER ROOM/W.C.
5'4" x 7'3" (1.63m x 2.23m)
UPVC double glazed window to the rear, central heating radiator, low flush w.c., wash basin built into storage unit and mixer tap. Shower cubicle with overhead shower, shower attachment and glass shower screen.

FIRST FLOOR LANDING
UPVC double glazed window to the side, loft access, coving to the ceiling and doors providing access to two bedrooms and house bathroom.

BEDROOM ONE
12'9" x 12'5" (max) x 9'3" (min) (3.9m x 3.79m (max) x 2.83m (min))
Central heating radiator, UPVC double glazed window to the front, coving to the ceiling and door to overstairs storage.

BEDROOM THREE
6'2" x 11'10" (1.9m x 3.61m)
UPVC double glazed window to the rear and central heating radiator.

BATHROOM/W.C.
6'9" x 5'10" (2.06m x 1.8m)
UPVC double glazed frosted window to the rear, LED ceiling spotlights, central heating radiator, low flush w.c., pedestal basin, bath with mixer tap, shower head attachment, separate electric shower over the bath and glass shower screen.

OUTSIDE
To the front of the property the garden is artificially lawned with hedge borders, paved pathway leading to the front door and pebbled driveway providing off road parking. To the rear, the enclosed garden is laid to lawn with slate areas, paved and decked patio areas, perfect for outdoor dining and entertaining, with canopy and door leading to the garage (4.71m x 2.68m) with manual up and over door, power and light. The garage is located at the rear with further driveway providing off road parking for one vehicle.

COUNCIL TAX BAND
The council tax band for this property is B.

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.