WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



25 Holme Field, Ossett, WF5 8EW

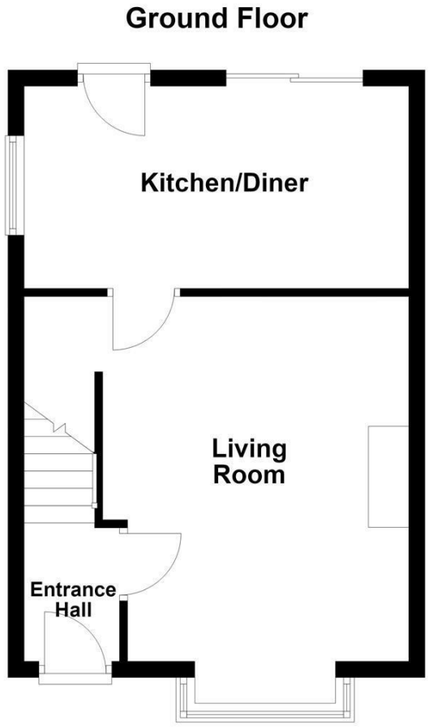
For Sale Freehold £250,000

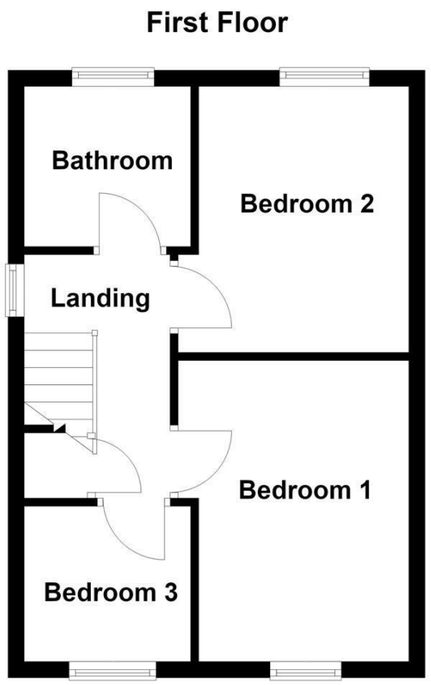
Nestled within a pleasant cul de sac setting in the sought after market town of Ossett is this well presented three bedroom semi detached family home. Offering spacious and well proportioned accommodation throughout, the property benefits from three good sized bedrooms, ample storage space, attractive gardens to both the front and rear, generous off road parking and a detached single garage. Ideally suited to first time buyers, professional couples and growing families alike, this attractive home certainly deserves an internal viewing.

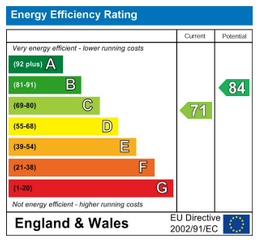
The accommodation comprises a welcoming entrance hall with staircase rising to the first floor and access into the spacious living room. From here, a door leads through to the fitted kitchen diner, providing an excellent space for everyday family dining and entertaining, with direct access onto the rear garden. To the first floor are three well proportioned bedrooms together with the main family bathroom. The landing also provides access to the loft and a useful overstairs storage cupboard. Externally, the property benefits from an attractive front garden with established mature shrubs, together with a pebbled and paved driveway providing ample off road parking and leading to the detached single garage, which benefits from power, lighting and an access door. To the rear is a pleasant enclosed garden, predominantly laid to lawn with established shrubbery borders edged with railway sleepers. A paved patio provides an ideal setting for outdoor dining and entertaining, while the garden is fully enclosed by a combination of walls and timber fencing, making it particularly suitable for families with children and pets.

Situated within the popular market town of Ossett, the property is conveniently positioned for a range of local shops, schools and everyday amenities, with further facilities available in the town centre. Ossett is particularly well regarded for its strong sense of community, regular local events and twice weekly market. Regular bus services provide connections to surrounding towns, while nearby Wakefield benefits from two railway stations offering services towards destinations including Leeds, Manchester and London. The M1 motorway network is also within easy reach, making the location particularly convenient for those commuting further afield.

Offering an excellent combination of generous accommodation, attractive gardens and a desirable cul de sac location, this superb family home is likely to appeal to a wide range of buyers. Only a full internal inspection will truly reveal everything this property has to offer, and an early viewing is highly recommended.







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

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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 front entrance door with frosted glazed panel leading into the entrance hall. Coving to the ceiling, central heating radiator and staircase providing access to the first floor landing. Door providing access through to the living room.

LIVING ROOM
15'8" x 14'9" (4.78m x 4.50m)
UPVC double glazed box bay window overlooking the front elevation, coving to the ceiling and central heating radiator. Feature media wall style chimney breast and access to a useful understairs storage snug. Door providing access through to the kitchen diner.



KITCHEN DINER
15'8" x 8'3" (4.80m x 2.52m)
UPVC double glazed window overlooking the side elevation, UPVC double glazed sliding doors opening onto the rear garden and composite rear entrance door with double glazed panel. Coving to the ceiling and central heating radiator. Fitted with a modern range of Shaker style wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer with mixer tap and tiled splashbacks. Space and plumbing for a range style cooker with partial stainless steel splashback and stainless steel extractor hood above, together with space for a fridge freezer, washing machine and dishwasher. The Ideal combination boiler is also housed within the kitchen.



FIRST FLOOR LANDING
Loft access, useful overstairs storage cupboard, UPVC double glazed window overlooking the side elevation and coving to the ceiling. Doors provide access to three bedrooms and the house bathroom.

BEDROOM ONE
12'4" x 9'4" (3.76m x 2.85m)
UPVC double glazed window overlooking the front elevation, coving to the ceiling and central heating radiator. Decorative wall panelling to one wall.



BEDROOM TWO
10'9" x 9'4" (3.28m x 2.87m)
UPVC double glazed window overlooking the rear elevation, central heating radiator and coving to the ceiling.



BEDROOM THREE
6'9" x 6'3" (2.06m x 1.92m)
UPVC double glazed window overlooking the front elevation, central heating radiator and coving to the ceiling.



BATHROOM/W.C.
6'9" x 5'6" (2.06m x 1.68m)
Frosted UPVC double glazed window overlooking the rear elevation, coving to the ceiling, extractor fan and chrome ladder style heated towel radiator. Fitted with a concealed cistern low flush W.C., wash basin set within vanity storage with mixer tap and panelled bath with mixer tap, mains fed overhead shower and separate handheld shower attachment. Glazed shower screen and half tiled walls.



OUTSIDE
To the front is a lawned garden with mature shrubbery and partial timber fencing. A pebbled and paved driveway provides off road parking and continues towards the rear leading to the single detached garage with power and lighting, together with separate side access door. To the rear is a lawned garden with space for outdoor dining and entertaining. Planted borders with railway sleeper edging contain a range of mature shrubs and flowers. The garden is enclosed by timber fencing, making it suitable for both children and pets.



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.