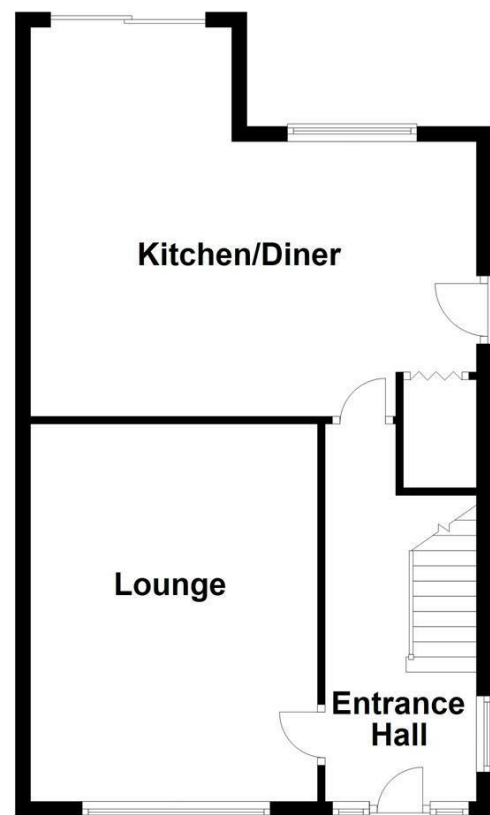
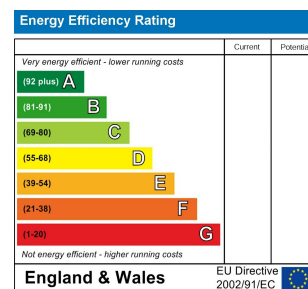
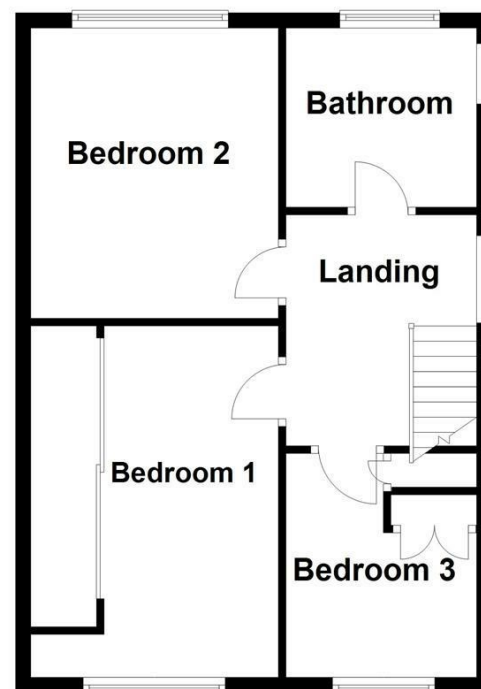


Ground Floor



First Floor



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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.



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272 Towngate, Ossett, WF5 0QF

For Sale Freehold £279,950

Well appointed throughout is this attractive and extended three bedroom semi detached home benefiting from UPVC double glazing and gas central heating.

The accommodation fully comprises entrance hall, lounge, contemporary kitchen diner with snug area off, first floor landing, three bedrooms and modern bathroom/w.c. Tarmac garden and driveway to the front and side providing off road parking and leading to the detached garage, attractive AstroTurf garden providing ease of maintenance to the rear incorporating block paved patio area.

Situated in a prime part of Ossett the property is well placed to local amenities including shops and schools, local bus routes are nearby and there is good access to the motorway network ideal for the commuter wishing to work or travel further afield.

A fantastic home, ideal for the growing 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.

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ACCOMMODATION

ENTRANCE HALL

UPVC entrance door, wood effect LVT flooring, radiator, stairs to the first floor landing, UPVC double glazed frosted window to the side.

LOUNGE

11'10" x 13'2" [3.63m x 4.02m]

Radiator, UPVC double glazed window to the front with fitted blinds, coving to the ceiling, remote control gas fire, dado rail.



OPEN PLAN KITCHEN/DINING

9'10" x 18'2" [3.02m x 5.54m]

Open plan and extended, squared archway into the snug.



The kitchen has a range of contemporary grey gloss wall and base units with matching work surface over incorporating 1 1/2 resin sink and drainer, soft close units, drawers, integrated combi microwave with warming plate, space for fridge freezer, integrated Hotpoint oven and grill, Hotpoint four ring gas hob with Perspex splashback and Zanussi filter hood above, UPVC double glazed window to the rear, UPVC door to the side, folding door to understairs cloaks, LVT wood effect flooring, integrated automatic washing machine, integrated Indesit slimline dishwasher, radiator.



SNUG

4'11" x 9'3" [1.51m x 2.84m]

UPVC double glazed sliding patio doors to the rear, LVT wood effect flooring.

FIRST FLOOR LANDING

Loft access via drop down ladder. Doors to three bedrooms and bathroom/w.c. UPVC double glazed frosted window.

BATHROOM/W.C.

7'10" x 5'4" [2.40m x 1.65m]

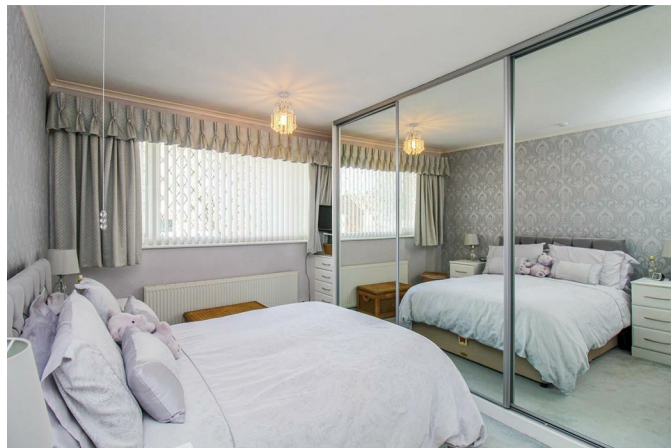
Low flush w.c., wash basin over vanity cupboards, ceramic tiled bath, fully tiled corner shower cubicle with mixer shower, fully tiled walls and floor, heated chrome towel radiator, UPVC double glazed frosted windows to the rear and side, recess ceiling spotlights.



BEDROOM ONE

13'8" x 10'8" [4.17m x 3.27m]

UPVC double glazed window to the front, radiator, fitted wardrobes with sliding mirrored doors to one wall, coving to the ceiling.



BEDROOM TWO

13'1" x 10'7" [3.99m x 3.25m]

UPVC double glazed window to the rear and radiator.

BEDROOM THREE

10'3" x 7'4" max x 3'11" min [3.13m x 2.26m max x 1.20m min]

UPVC double glazed window to the front, radiator, laminate flooring, airing cupboard and fitted wardrobes.

OUTSIDE

At the rear there is a feature AstroTurf garden with plants and shrubs border. Block paved patio area. A tarmacadam driveway providing off road parking leading to concrete sectional detached garage with up and over door. To the front there is a low maintenance tarmacadam garden providing further off road parking.



COUNCIL TAX BAND

The council tax band for this property is C.

EPC RATING

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

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.