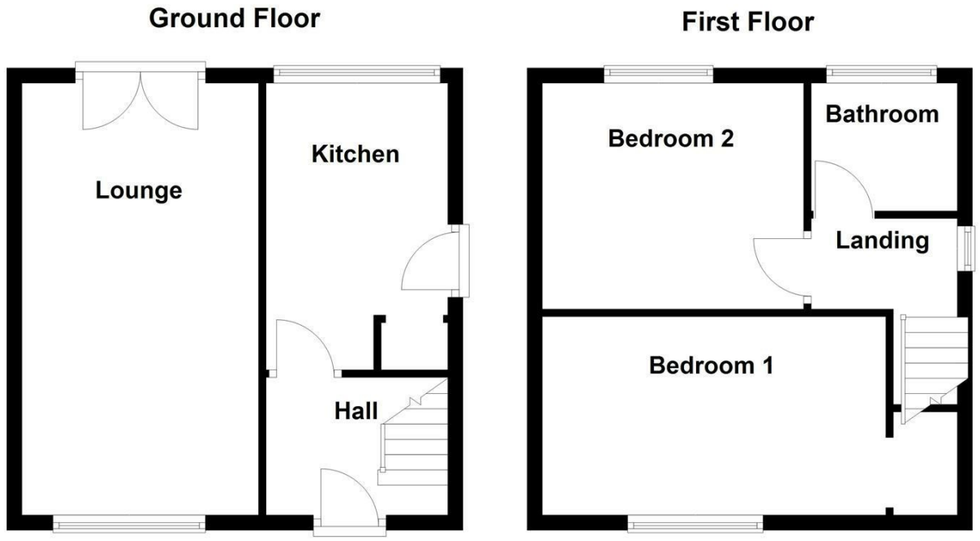
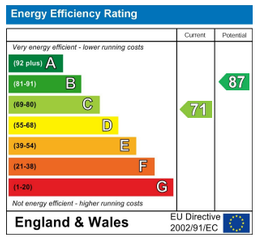



IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

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

# 28 Dimplewells Road, Ossett, WF5 8JT

## For Sale Freehold £180,000

Situated in Ossett is this three bedroom semi detached property which benefits from enclosed front and rear gardens, gas central heating and double glazing throughout.

The accommodation comprises an entrance hall, lounge and kitchen to the ground floor, with the first floor landing leading to two double bedrooms, a further bedroom, and a three piece family bathroom. Externally, there are low maintenance gardens to both the front and rear, along with on street parking.

Ideally located for a range of local shops and amenities, including a twice weekly market. The property is also well placed for access to the motorway network, making it convenient for commuters. An internal viewing is highly recommended to appreciate the investment potential on offer.

## ACCOMMODATION

### ENTRANCE HALL
Entered through a front UPVC door into the main hallway. A central heating radiator and provides access to the lounge and kitchen.

### LOUNGE
18'8" × 10'3" (5.71m × 3.13m)
UPVC double glazed window to the front elevation, central heating radiator, feature fireplace with surround and rear UPVC French doors leading out to the garden.

### KITCHEN
12'5" × 7'10" (3.79m × 2.41m)
Modern fitted kitchen with a range of wall and base units, storage, integrated induction hob, oven, splashback and cooker hood, stainless steel sink and drainer with mixer tap, space for a fridge/freezer, space for washing machine and central heating radiator. UPVC double glazed window to the rear elevation with a side UPVC door.

### FIRST FLOOR LANDING
Provides access to two bedrooms and the family bathroom.

### BEDROOM ONE
14'11" × 8'7" (4.55m × 2.62m)
UPVC double glazed window to the front elevation, central heating radiator, built-in wardrobes to one side and built-in storage cupboard over the stairs.

### BEDROOM TWO
9'9" × 11'4" (2.99m × 3.46m)
UPVC double glazed window to the rear elevation and central heating radiator.

### BATHROOM/W.C.
6'5" × 5'6" (1.98m × 1.69m)
Fitted with a three piece suite including bath with wall mounted shower, vanity wash hand basin and w.c. Frosted UPVC double glazed window to the rear elevation.

### OUTSIDE
Low maintenance gardens to the front and rear with on street parking.

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

### 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.