



WAKEFIELD  
01924 291 294

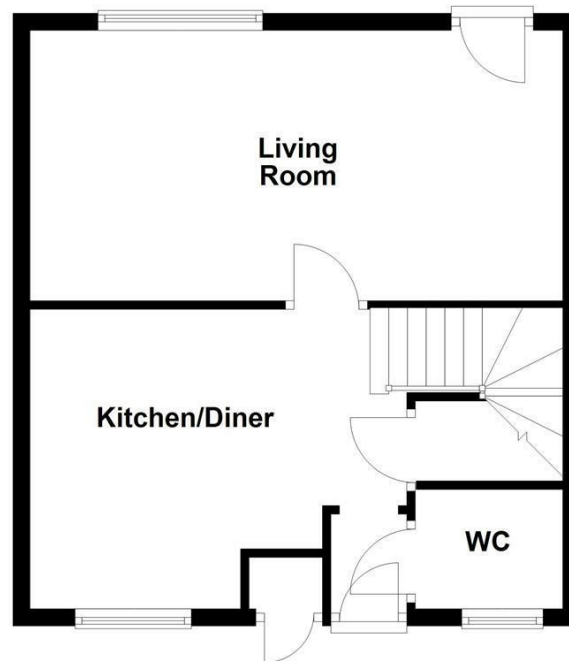
OSSETT  
01924 266 555

HORBURY  
01924 260 022

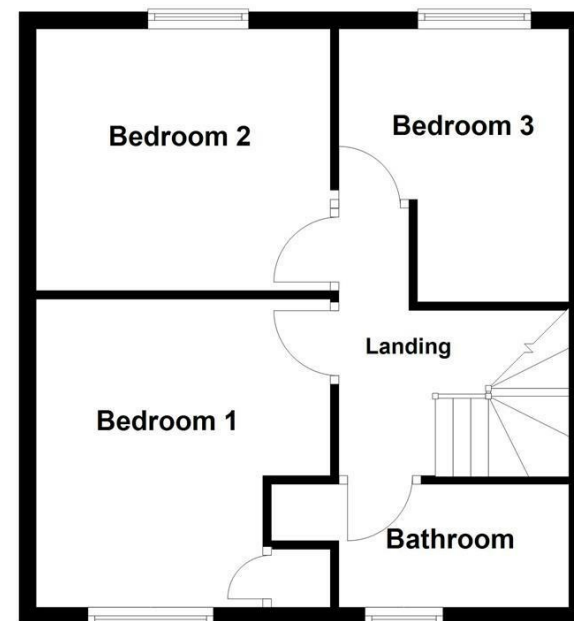
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

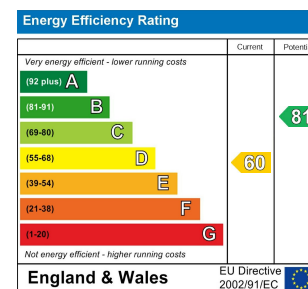
**Ground Floor**  
Approx. 39.2 sq. metres (421.6 sq. feet)



**First Floor**  
Approx. 42.4 sq. metres (456.2 sq. feet)



Total area: approx. 81.5 sq. metres (877.8 sq. feet)



**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.



**1 Lombardi Court, Ossett, WF5 0EQ**

**For Sale Freehold £195,000**

Situated in the sought after town of Ossett is this deceptively spacious three bedroom end terrace property, offering well proportioned accommodation throughout, generous reception space and both front and rear gardens.

The accommodation briefly comprises an entrance hall with access to a downstairs WC and a fitted kitchen diner, which in turn leads through to the inner hallway with understairs storage and into the living room. The living room provides access out to the rear garden. To the first floor, the landing provides loft access and leads to three well proportioned bedrooms, with bedroom two and three benefitting from fitted wardrobes, along with a modern four piece house bathroom. Externally, the front garden is designed for low maintenance, being mainly paved and enclosed by timber fencing with gated access. The rear garden is also low maintenance and incorporates paved and artificial lawn areas, ideal for outdoor dining and entertaining, all fully enclosed by timber fencing, making it suitable for both pets and children.

Ossett is a popular location for a wide range of buyers including first time purchasers, growing families and professional couples, with a variety of shops, schools and amenities within walking distance, particularly within the town centre. The area is well served by local bus routes and is ideally positioned between Wakefield and Dewsbury, both offering train stations with links to Leeds, Manchester and London. The M1 motorway is also only a short drive away, making it ideal for those commuting further afield.

Only a full internal inspection will fully appreciate all that this fantastic home has to offer. Early viewing is highly recommended.



**OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK**

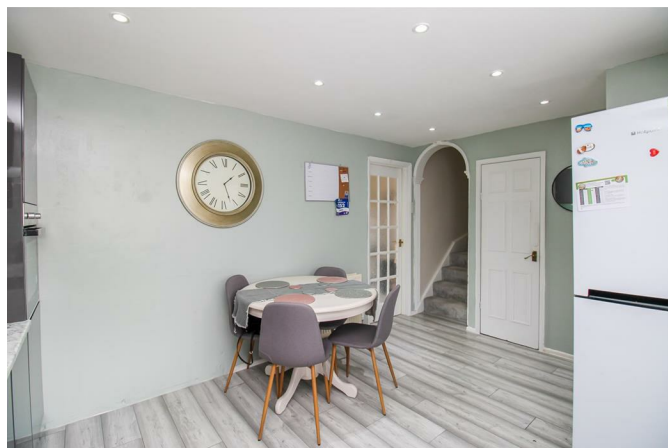


**ACCOMMODATION**

**ENTRANCE HALL**  
Frosted UPVC double glazed entrance door leading in, with spotlights to the ceiling, opening into the kitchen diner and door through to the downstairs W.C.

**DOWNSTAIRS W.C.**  
5'8" x 5'1" [max] x 3'11" [min] [1.73m x 1.55m [max] x 1.20m [min]]  
Frosted UPVC double glazed window to the front, central heating radiator, spotlights to the ceiling, concealed low flush W.C. and ceramic wash basin set into a vanity unit with storage below, laminate work surface and partial tiling.

**KITCHEN DINER**  
20'6" x 11'6" [max] x 2'9" [min] [6.25m x 3.52m [max] x 0.85m [min]]  
UPVC double glazed window to the front, central heating radiator, spotlights to the ceiling, stairs to the first floor landing, understairs storage and door through to the living room. Fitted with a range of modern wall and base units with laminate work surface, stainless steel 1.5 sink and drainer with mixer tap, tiled splashback, four ring induction hob with stainless steel extractor above, integrated oven, and space for washing machine, tumble dryer and fridge freezer.



**LIVING ROOM**  
20'6" x 10'4" [6.25m x 3.17m]  
UPVC double glazed window and door to the rear garden, with central heating radiator.



**FIRST FLOOR LANDING**  
Loft access and doors leading to three bedrooms and the house bathroom.

**BEDROOM ONE**  
11'3" x 11'9" [max] x 6'1" [min] [3.45m x 3.60m [max] x 1.86m [min]]  
UPVC double glazed window to the front, central heating radiator and storage cupboard.



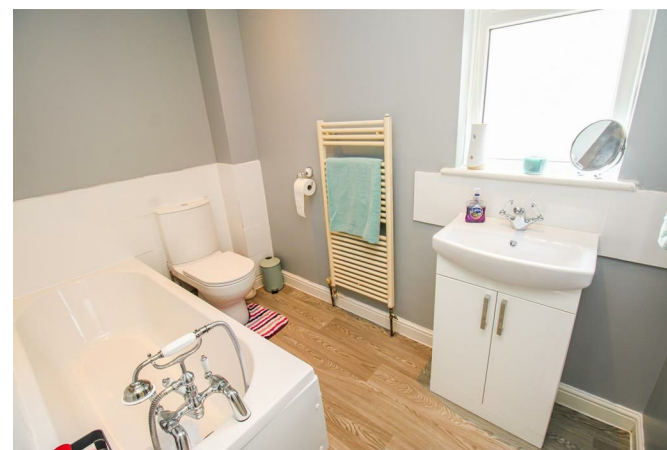
**BEDROOM TWO**  
10'5" x 11'4" [3.20m x 3.46m]  
UPVC double glazed window to the rear, central heating radiator and fitted wardrobe.



**BEDROOM THREE**  
8'11" x 10'5" [max] x 7'8" [min] [2.73m x 3.20m [max] x 2.35m [min]]  
UPVC double glazed window to the rear, central heating radiator and fitted wardrobes.



**HOUSE BATHROOM/W.C.**  
7'8" x 11'1" [max] x 8'10" [min] [2.35m x 3.40m [max] x 2.70m [min]]  
Frosted UPVC double glazed window to the front, spotlights to the ceiling, extractor fan, ladder style radiator, low flush W.C., wash basin set into a vanity unit with storage below, tiled splashback, panel bath with shower attachment and separate shower cubicle with overhead shower and glass screen, with partial tiling.



**OUTSIDE**  
To the front, a low maintenance garden with pebble beds, paved areas and pathway leading to the entrance, with a useful external storage cupboard and enclosed by fencing with a timber gate. To the rear, an enclosed low maintenance garden incorporating artificial lawn, paved seating areas, railway sleeper borders and timber fencing, ideal for outdoor dining and suitable for pets and children.



**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.