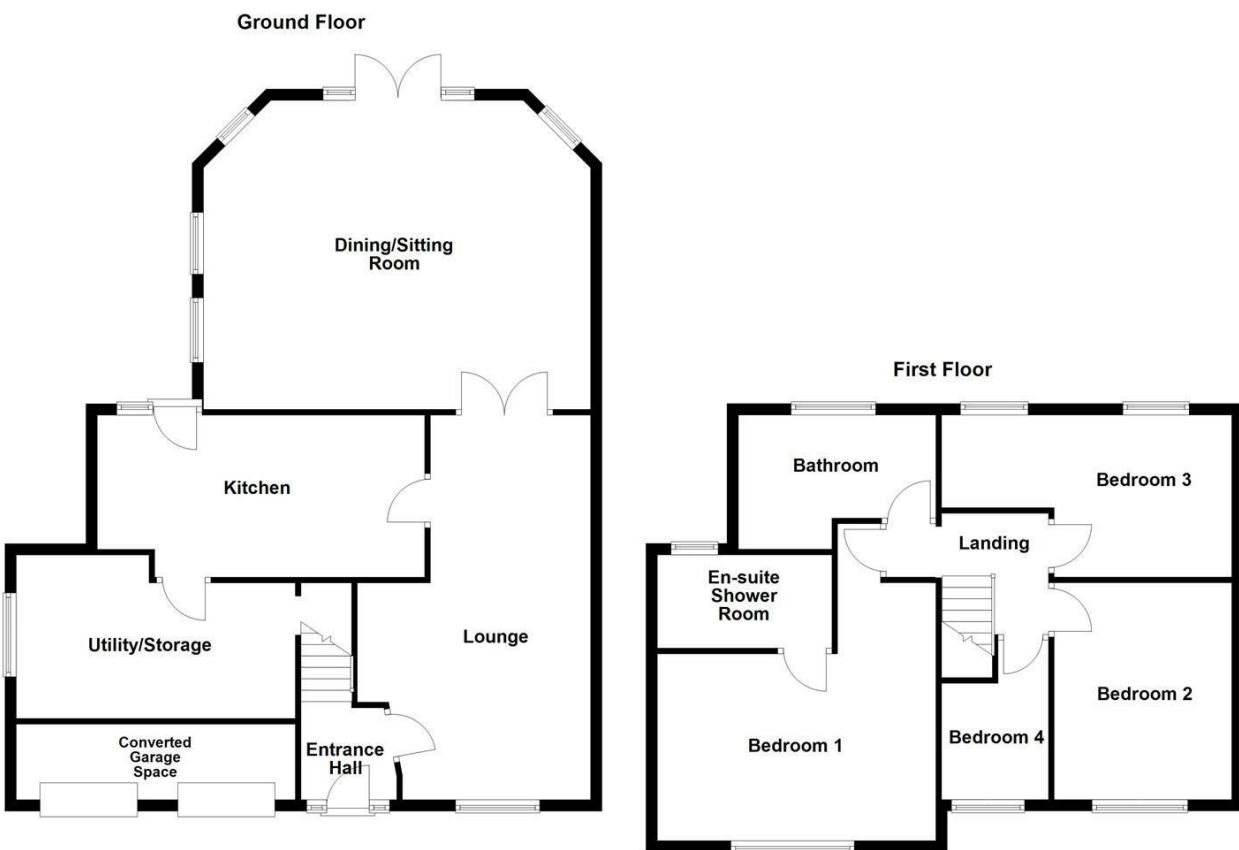


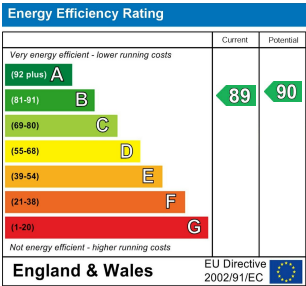


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



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



157 Towngate, Ossett, WF5 0PP

For Sale Freehold Offers Over £385,000

A substantial, energy efficient four bedroom family home offering over 2,100 sq ft of flexible living space, extended to provide generous reception areas and set behind a gated driveway with double garage space. Ideally located within easy walking distance of Ossett town centre, this well maintained home combines space, practicality and excellent commuter connections. A virtual tour is available to fully appreciate the scale and layout on offer.

Situated along the well regarded Towngate, this extensively extended semi detached property offers generous and versatile accommodation well suited to modern family life. While semi detached in style, the scale of the extensions and internal footprint place the property closer to near detached proportions. The ground floor provides a welcoming entrance hall leading through to a spacious front lounge and onward to a large open dining and sitting area, creating an excellent flow for everyday living and entertaining. The kitchen is fitted with a modern range of units and benefits from access to a useful utility and additional storage area. French doors and multiple windows allow for good natural light throughout the rear living spaces and provide direct access to the garden. To the first floor are four well proportioned bedrooms, including a generous principal bedroom with en suite shower room, along with a modern family bathroom. The fourth bedroom has been successfully used as a home office, offering flexibility for buyers needing workspace or guest accommodation. Externally, the property is set behind iron gates with a block paved driveway providing off road parking for multiple vehicles and access to a double garage space offering additional storage. The rear garden is enclosed and thoughtfully arranged over tiered levels, featuring lawned areas, patio seating spaces ideal for outdoor dining, and mature planting that provides privacy and year round interest. The property also benefits from owned solar panels and an impressive EPC rating of B, making it both energy efficient and cost effective to run — an increasingly important consideration for many buyers.

Ossett remains a popular choice for families and commuters alike, offering local shops, schools and amenities within walking distance, with further facilities available in nearby Wakefield and Dewsbury. Regular bus services operate locally, while the M1 motorway and nearby rail links provide convenient access to Leeds, Manchester and beyond.

Early viewing is strongly recommended to fully appreciate the size, layout and value this extended family home has to offer. Viewings are available by appointment, and buyers are encouraged to explore the virtual tour prior to arranging an internal inspection.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed entrance door leads into the entrance hall with central heating radiator, staircase leading to the first floor and door through to the lounge.

LOUNGE

22'5" x 14'1" [6.85m x 4.31m]

UPVC double glazed window to the front elevation, central heating radiator, coving to the ceiling, picture rail and decorative fireplace with marble surround and wooden mantle. Double doors lead through to the dining sitting room and there is also access into the kitchen.



DINING SITTING ROOM

22'5" x 17'10" [6.85m x 5.45m]

Four frosted UPVC double glazed windows, two to the side and two to the rear, along with UPVC double glazed French doors leading to the rear garden. Coving to the ceiling and central heating radiator.



KITCHEN

19'1" x 9'6" [5.82m x 2.92m]

Fitted with a range of modern wall and base units with laminate work surfaces, ceramic 1½ sink and drainer with mixer tap, tiled splashbacks, oven, four ring induction hob with cooker hood and extractor hood fan. Space and plumbing for two washing machines and dishwasher, along with space for under counter fridge and freezer. Door through to the utility/storage area. UPVC double glazed window to the rear and frosted UPVC door leading to the rear garden.

UTILITY/STORAGE AREA

16'0" x 9'0" [4.9m x 2.76m]

UPVC double glazed window to the side, central heating radiator, access to under stairs storage and space for additional fridge or freezer appliances.

FIRST FLOOR LANDING

Provides loft access and doors to four bedrooms and the house bathroom.

BEDROOM ONE

16'0" x 17'0" [4.88m x 5.2m]

UPVC double glazed window to the front elevation, central heating radiator, range of fitted wardrobes and storage units and door through to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

9'11" x 3'6" [3.03m x 1.08m]

Frosted UPVC double glazed window to the rear elevation, heated towel rail, concealed low flush WC, wash basin set within vanity unit with mixer tap and shower cubicle with mains shower and glass screen. Fully tiled walls and floor.

BEDROOM TWO

10'5" x 10'1" [3.19m x 3.08m]

UPVC double glazed window to the front elevation, central heating radiator and fitted wardrobes and storage units.



BEDROOM THREE

9'10" x 17'7" [3.02m x 5.36m]

UPVC double glazed windows to the rear elevation, central heating radiator and fitted wardrobes and storage units.



BEDROOM FOUR

6'7" x 9'1" [2.02m x 2.77m]

UPVC double glazed window to the front elevation and built in storage cupboard. The room fits a single bed both under the window and against the stair wall. Its currently used as an office space.

HOUSE BATHROOM/W.C.

11'9" x 7'9" [3.6m x 2.38m]

Frosted UPVC double glazed window to the rear, chrome ladder style heated towel radiator, low flush WC, pedestal wash basin, corner bath and separate shower cubicle with glass screen and mains shower. Fully tiled walls and floor with ceiling spotlights.



OUTSIDE

Externally to the front the property enjoys a tiered garden with slate and paved areas, planted beds with railway sleeper borders and a variety of mature trees, shrubs and flowers. Iron double gates lead onto a block paved driveway providing off road parking for three to four vehicles and access to the garage space with two up and over doors. The rear garden is also tiered and incorporates lawned areas, paved patio seating areas ideal for outdoor dining and entertaining, planted borders and a pond water feature, fully enclosed by timber fencing.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"This has been our happy family home since my now grown children were tots situated in an amazing and supportive community. The space in this home is incredible and has served us very well over the years. I hope you will be very happy here too"

SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.

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.