



**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.



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 203 Towngate, Ossett, WF5 0PT

### For Sale Freehold Offers In The Region Of £224,950

Deceptive from the roadside is this spacious three bedroom semi detached bungalow benefitting from UPVC double glazing and gas central heating.

The property fully comprises of kitchen, spacious lounge, inner hallway, three bedrooms and modern bathroom/w.c. Outside, low maintenance pebbled garden to the front and driveway to the side providing off street parking leading to the garage. To the rear is an attractive Indian stone terrace patio.

Situated in a prime part of Ossett the property is well placed to local amenities including shops and schools with local bus routes nearby and Ossetts twice weekly market. For those looking to commute further afield, the motorway network is only a short drive away.

An ideal home for the couple, family or those looking to downsize and an early viewing comes highly recommended.



Zoopa.co.uk rightmove

aria | propertymark  
PROTECTED

naeo | propertymark  
PROTECTED

The Property  
Umbudsman

APPROVED CODE  
THE NATIONAL TRUST

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





## ACCOMMODATION

### KITCHEN

12'2" x 9'9" [3.73m x 2.99m]

Wooden side entrance door. Range of modern fitted wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer with mixer taps, integrated double oven and grill, four ring gas hob, space for fridge and freezer. Plumbing for a washing machine, UPVC double glazed windows to the front and side, radiator and tiled effect floor. Door into the lounge/diner.

### LOUNGE/DINER

20'8" x 11'8" [6.30m x 3.58m]

UPVC double glazed window to the front, radiator, coving to the ceiling, wood burner with wood surround and door to inner hallway.



### INNER HALLWAY

Radiator, loft access, doors to three bedrooms, bathroom and airing cupboard.

### BEDROOM ONE

10'4" x 12'10" [3.15m x 3.92m]

UPVC double glazed window and French doors to the rear, radiator, coving to the ceiling and built in double wardrobe.



### BEDROOM TWO

10'8" x 8'7" [3.26m x 2.63m]

UPVC double glazed window to the rear, radiator and coving to the ceiling.



### BEDROOM THREE

8'1" x 9'2" [2.47m x 2.81m]

UPVC double glazed window to the side and radiator.



### BATHROOM/W.C.

6'6" x 5'6" [2.0m x 1.69m]

Electric shower, panelled bath, concealed low flush

w.c., wash basin with vanity cupboards, tiled effect floor, UPVC double glazed frosted window to the side and heated towel radiator.



### OUTSIDE

To the front is a low maintenance pebbled garden and driveway to the side leading to the garage with swing doors. To the rear is an Indian stone terrace patio.



### COUNCIL TAX BAND

The council tax band for this property is C.

### FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

### 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.