



WAKEFIELD  
01924 291 294

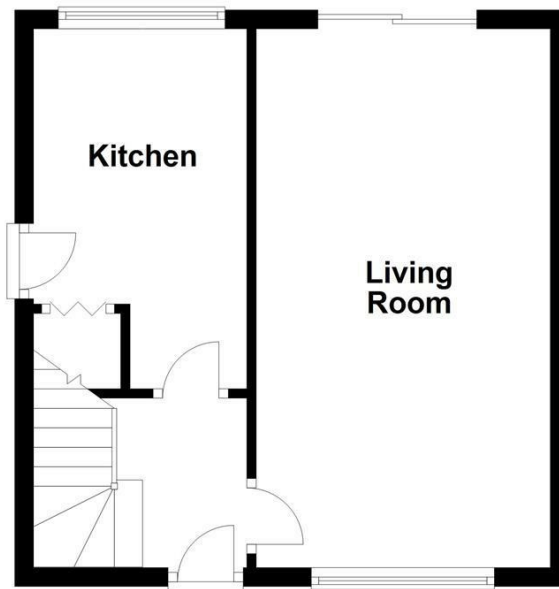
OSSETT  
01924 266 555

HORBURY  
01924 260 022

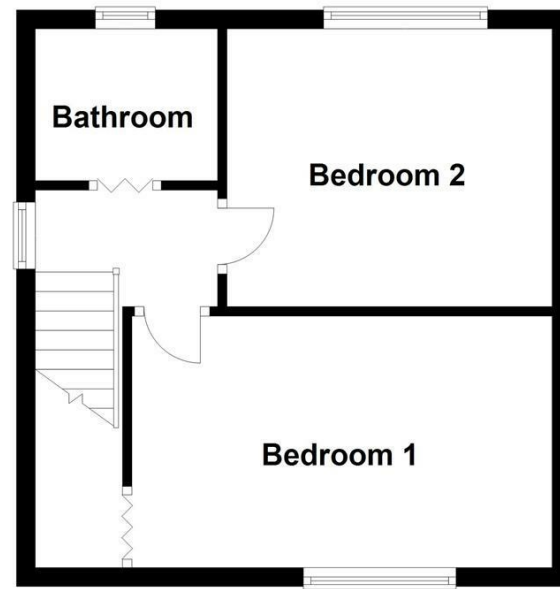
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor



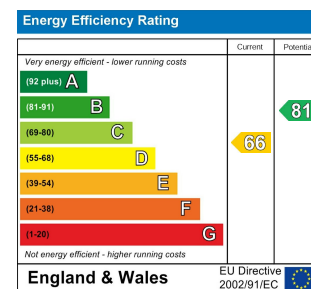
## 22 Dimplewells Road, Ossett, WF5 8JT

For Sale Freehold £175,000

A deceptively spacious two bedroom semi detached home tucked away at the head of a cul-de-sac in this popular residential area on the fringe of the town centre.

With UPVC sealed unit double glazed windows and gas fired central heating system, this comfortable family house is approached via a welcoming entrance hall that leads through into a good sized living room that has windows to the front and runs all the way through to the rear with patio doors out to the back garden. The kitchen is fitted with a good range of white fronted units. To the first floor there are two double bedrooms served by the bathroom that is fitted with a white three piece suite. Outside, the property has a neat garden to the front with a larger garden to the side and rear.

The property is situated towards the head of a cul-de-sac in this popular residential area within easy reach of the broad range of shops, schools and recreational facilities on offer in the centre of Ossett. Ossett is a popular market town with ready access to the national motorway network, as well as the larger surrounding cities of Wakefield and Leeds.



### 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.

### 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



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## ACCOMMODATION

### ENTRANCE HALL

7'6" x 5'10" [2.3m x 1.8m]

UPVC front entrance door, central heating radiator and stairs to the first floor.

### LIVING ROOM

18'8" x 10'2" [5.7m x 3.1m]

Window to the front and French doors to the rear. Wood effect laminate flooring, central heating radiator and feature fireplace with wooden surround and pebble effect electric fire.



### KITCHEN

9'6" x 7'10" [max] [2.9m x 2.4m [max]]

Window overlooking the back garden and an external UPVC door to the side. Fitted with a range of white fronted wall and base units with butchers block style laminate work tops and tiled splash back. Inset stainless steel sink unit, four ring stainless steel gas hob with matching filter hood over, built in oven, space and plumbing for a washing machine and space for a tall fridge/freezer. Central heating radiator and useful understairs cupboard.

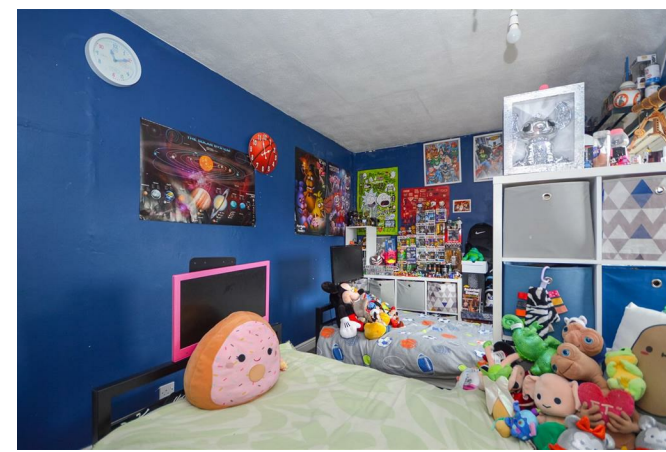
### FIRST FLOOR LANDING

Window to the side, central heating radiator and loft access hatch.

### BEDROOM ONE

14'9" x 8'10" [4.5m x 2.7m]

Window to the front, central heating radiator and useful overstairs cupboard that also houses the gas fired central heating boiler.



### BEDROOM TWO

11'5" x 9'6" [3.5m x 2.9m]

Window to the rear, central heating radiator and wood effect laminate flooring.



### BATHROOM/W.C.

6'6" x 5'2" [2.0m x 1.6m]

Frosted window to the rear, part tiled walls and fitted with a three piece white suite comprising panelled bath with shower attachment over and glazed screen, vanity wash basin and low flush w.c. with concealed cistern. Chrome ladder style heated towel rail.



## OUTSIDE

To the front the property has a neat low maintenance garden. Whilst round to the rear and side there is a much larger garden area with a lawn, paved sitting area and useful wooden shed.



## 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.