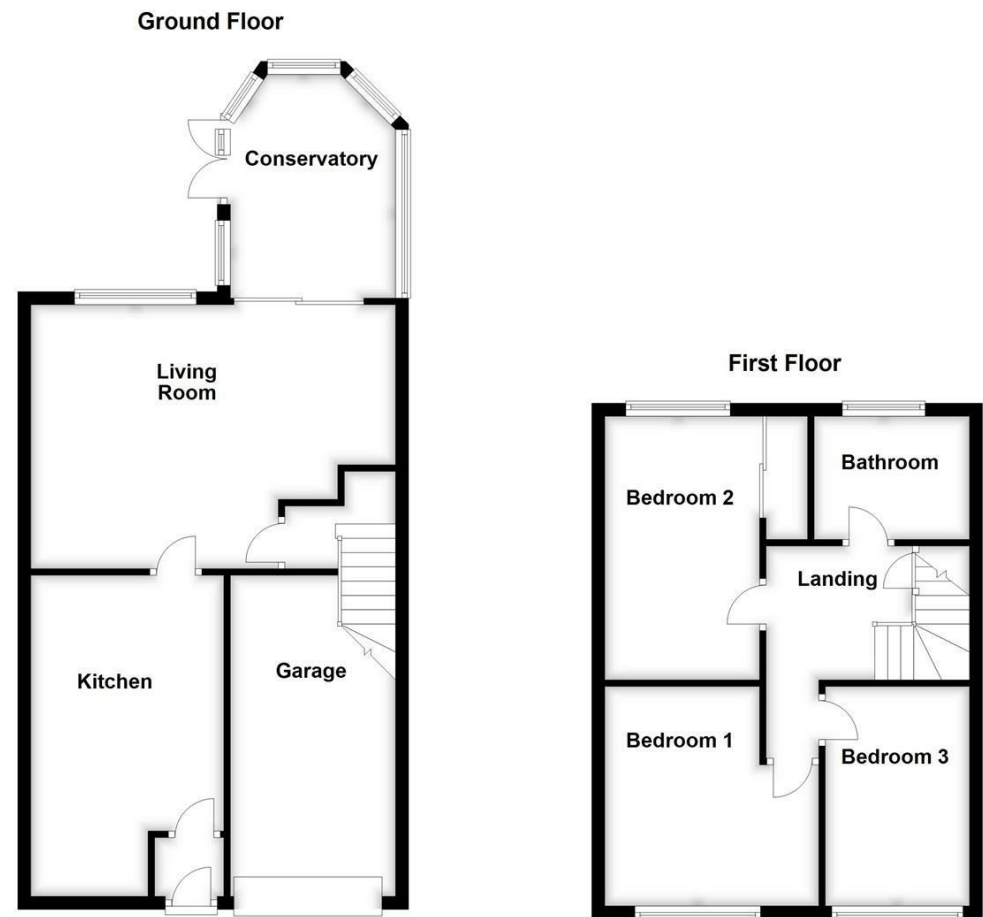




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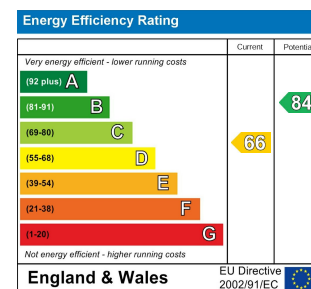
7 Dimple Gardens, Ossett, WF5 8LJ

For Sale Freehold £240,000

Situated on a cul-de-sac location with stunning far reaching views to the rear of the stunning countryside is this well presented three bedroom mid terrace property, benefiting from driveway parking, attached garage and enclosed rear garden.

The accommodation briefly comprises entrance porch, kitchen, living room, conservatory, first floor landing, three bedrooms and family bathroom/w.c. Externally the property has lawned gardens to the front and rear with flagged patio seating, driveway parking an attached garage.

Ideally located for all local shops and amenities that Ossett has to offer, as well as being in walking distance of local schools. Done to a superb standard and ready to move into, this would make a fantastic home and a viewing is highly recommended.



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



ACCOMMODATION

PORCH

Front UPVC door and a further wood framed door into the kitchen.

KITCHEN

16'2" x 9'9" [4.94m x 2.98m]

UPVC double glazed window to the front elevation, modern fitted kitchen with an array of wall and base units for storage with black laminate worktops, 1 1/2 stainless steel sink and drainer unit, integrated gas hob with cooker hood, integrated oven, space for a fridge freezer, spotlights to the ceiling, space for washing machine, central heating radiator, door into the living room.



LIVING ROOM

18'5" x 13'4" [5.62m x 4.08m]

UPVC double glazed window to the rear, rear sliding doors to the conservatory, blocked off fireplace with wood surround, central heating radiator, wall lights to one side, further central heating radiator, built in storage cupboard under the stairs and a staircase leading to the first floor landing.



CONSERVATORY

11'2" x 8'0" [3.42m x 2.45m]

UPVC double glazed windows to the sides and rear, side French doors out to the rear garden, central heating radiator.

FIRST FLOOR LANDING

Access to three bedrooms, family bathroom with built in storage cupboard over the stairs.

BEDROOM ONE

11'2" x 10'9" [3.42m x 3.30m]

UPVC double glazed window to the front elevation, central heating radiator.



BEDROOM TWO

13'5" x 7'10" [4.09m x 2.40m]

UPVC double glazed window to the rear elevation enjoying fantastic far reaching views of the surrounding countryside, central heating radiator, built in wardrobes with sliding doors.

BEDROOM THREE

11'2" x 7'3" [3.41m x 2.219m]

UPVC double glazed window to the front elevation, central heating radiator.

FAMILY BATHROOM/W.C.

8'2" x 5'11" [2.49m x 1.81m]

Frosted UPVC double glazed window to the rear elevation, modern three piece suite with a wall mounted shower over the bath and with glass screen, wash hand basin with mixer tap and tiled splashback, low flush w.c.



OUTSIDE

To the rear there is a flagged patio seating area with low maintenance pebbled area leading to a further lawn with bush, shrubbery and wood fence surrounding. To the rear of the property there are stunning far reaching views surrounding the countryside including Emley Moor Mast. To the front of the property there is driveway parking and attached garage with up and over door.



COUNCIL TAX BAND

The council tax band for this property is B

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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.