



WAKEFIELD  
01924 291 294

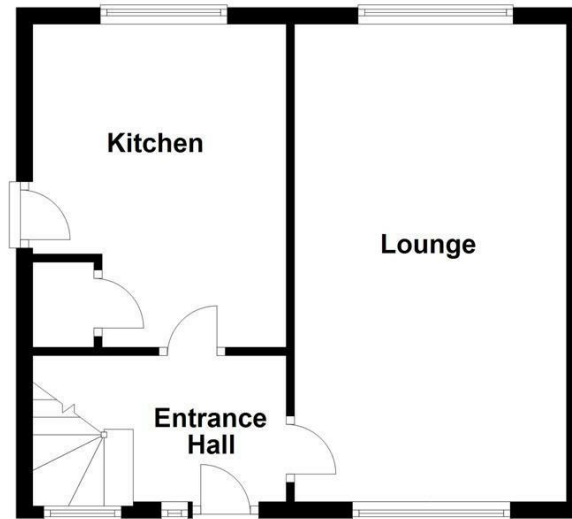
OSSETT  
01924 266 555

HORBURY  
01924 260 022

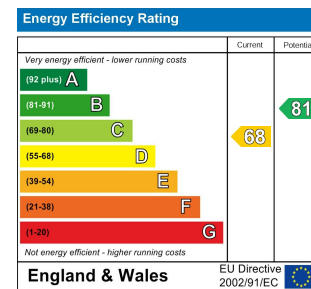
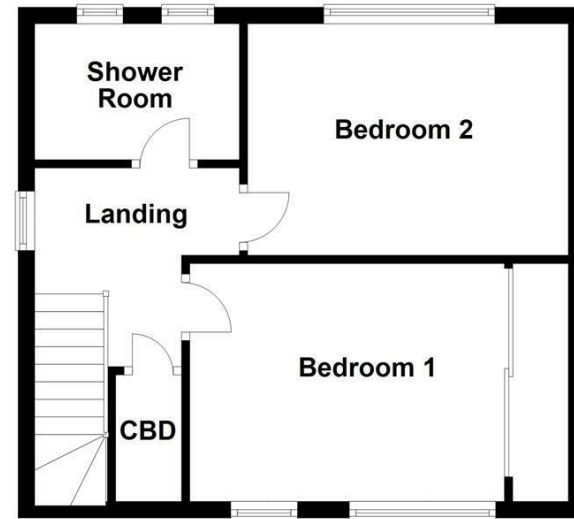
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor



**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.



**36 Holme Leas Drive, Ossett, WF5 8DS**

**For Sale Freehold £185,000**

With views to the rear is this deceptively spacious well appointed two bedroom semi detached house. Benefiting from UPVC double glazing and gas central heating.

The accommodation fully comprises entrance hall, kitchen, lounge, first floor landing, two double bedrooms and house shower room/w.c. Outside, lawned garden to the front with plants and shrubs bordering, driveway to the side leading to the detached garage, whilst to the rear there is a lawned garden incorporating stone flagged and timber patio area.

Situated in a popular part of Ossett, the property is well placed to local amenities including shops and schools, local bus routes are nearby. There is a twice weekly market and good access to the motorway network.

Offered for sale with no chain involved and vacant possession, an ideal home for the first time buyer, couple or family and a viewing comes recommended.



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





## ACCOMMODATION

### ENTRANCE HALL

UPVC entrance door with UPVC double glazed frosted panel, radiator with cover, laminate flooring, stairs to the first floor landing, doors to the kitchen and lounge.

### LOUNGE

10'10" x 18'8" [3.31m x 5.70m]

UPVC double glazed window to the front and rear, multi fuel burner, coving to the ceiling, radiator.



### KITCHEN

12'5" x 9'8" [3.81m x 2.95m]

A range of modern fitted wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap, space for fridge and freezer, plumbing for washing machine, UPVC double glazed window to the rear, UPVC door to the side, space for cooker, stainless steel filter hood over, splashback tiles, recessed ceiling spotlights, radiator, door to the storage cupboard.



### FIRST FLOOR LANDING

UPVC double glazed frosted window to the front,

loft access, UPVC double glazed frosted window to the side, doors to two bedrooms and bathroom/w.c. Boiler cupboard.

### BEDROOM ONE

9'3" x 12'11" to built in wardrobes [2.83m x 3.96m to built in wardrobes]

Built in wardrobes with sliding doors, two UPVC double glazed windows to the front, coving to the ceiling and radiator.



### BEDROOM TWO

9'3" x 12'9" [2.82m x 3.91m]

UPVC double glazed window to the rear with views towards Emley Mast, radiator, laminate flooring.

### SHOWER ROOM/W.C.

5'6" x 7'11" [1.69m x 2.43m]

Low flush w.c., wash basin over vanity cupboard, laminate flooring, walk in fully tiled shower with electric shower, two UPVC double glazed frosted windows to the rear, contemporary portrait radiator.



## OUTSIDE

To the front the driveway provides off road parking with gated access, which in turn leads to the detached garage with up and over door and side door. A lawned garden to the rear incorporating stone flagged and timber decked patio area. Views to the rear of fields and adjoining countryside.



## 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.