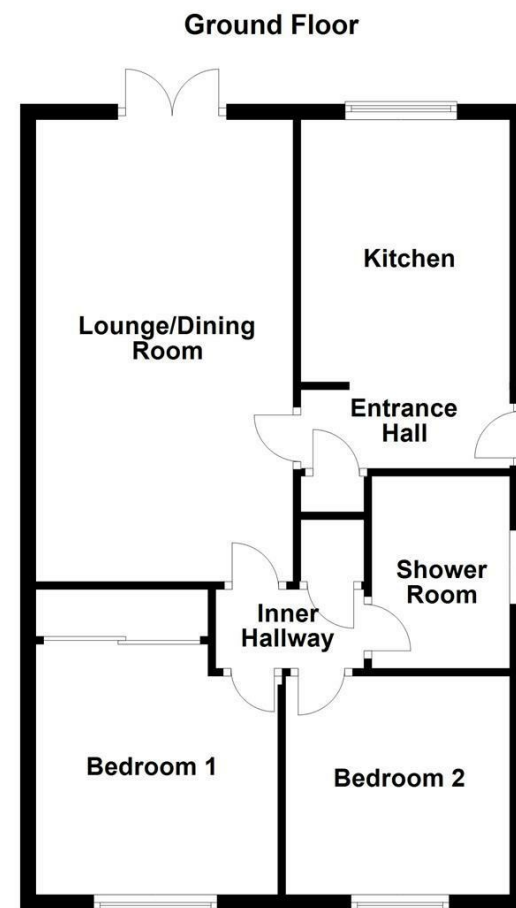




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



16 Holme Field, Ossett, WF5 8EW

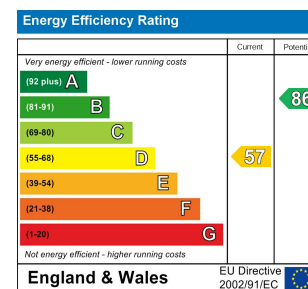
For Sale Freehold £229,950

Having being renovated and decorated throughout is this superbly appointed and attractive two bedroom terrace bungalow, specifically for the over 55s, benefitting from UPVC double glazing and gas central heating.

The property fully comprises of entrance hall opening up into modern fitted kitchen, spacious lounge/dining room, inner hallway leading to two bedrooms, modern shower room. Outside, attractive gardens to the front and rear and an allocated parking space.

Enjoying a tucked away position within the sought after area of Ossett, the property is well placed to local amenities including shops and good schools, with local bus routes nearby and having great access to the motorway network.

Offered for sale with no chain and vacant possession, an ideal property for a couple or those looking to downsize and an early viewing comes highly recommended to avoid disappointment.



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



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



ACCOMMODATION

ENTRANCE HALL

Doors to cloaks storage and lounge/dining room.

KITCHEN

10'5" x 7'9" [3.18m x 2.38m]

Range of modern fitted wall and base units with matching work surface over incorporating stainless steel sink and drainer, integrated Lamona oven and grill with Lamona electric hob and pull out filter hood above. Space for fridge and freezer, plumbing for a washing machine, UPVC double glazed window to the rear, part tiled walls and recess ceiling spotlights. Quality fitted wood effect flooring and radiator.



LOUNGE/DINING ROOM

19'2" x 10'8" [5.85m x 3.27m]

Two radiators, coving to the ceiling, electric fire with marble back, hearth and modern surround. UPVC double glazed French doors to the rear and door to inner hallway.



INNER HALLWAY

Loft access, doors to airing cupboard with brand new combination boiler, two bedrooms and shower room.

BEDROOM ONE

10'1" x 9'6" [min] x 10'10" [max] [3.08m x 2.91m [min] x 3.31m [max]]

Built in wardrobes with sliding mirror doors, UPVC double glazed window to the front and radiator.



BEDROOM TWO

9'4" x 8'5" [2.86m x 2.59m]

UPVC double glazed window to the front and radiator.



SHOWER ROOM/W.C.

5'7" x 8'5" [1.72m x 2.59m]

UPVC double glazed window to the side, recess ceiling spotlights, heated towel radiator, low flush w.c., fitted wash basin and double shower cubicle with mixer shower.



OUTSIDE

To the front is an attractive lawned garden with circular stone flagged decorative patio. To the rear, an attractive lawned garden incorporating flagged patio and flagged

path to the side. The garden is south facing with the opportunity to extend subject to necessary permission.



PLEASE NOTE

Please be advised the person living in the property must be over 55's however the purchaser can be under 55 as long as the person living within is over 55.

COUNCIL TAX BAND

The council tax band for this property is B.

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.