



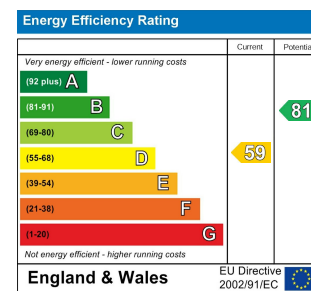
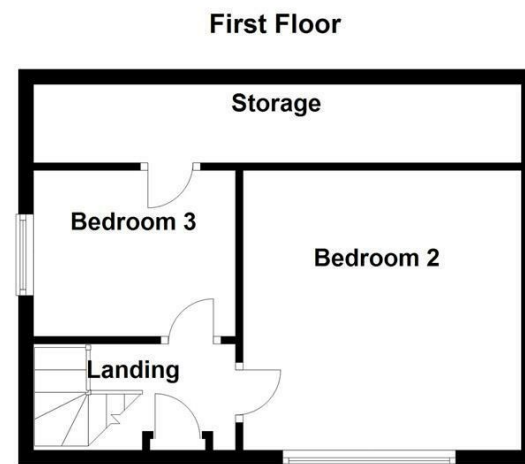
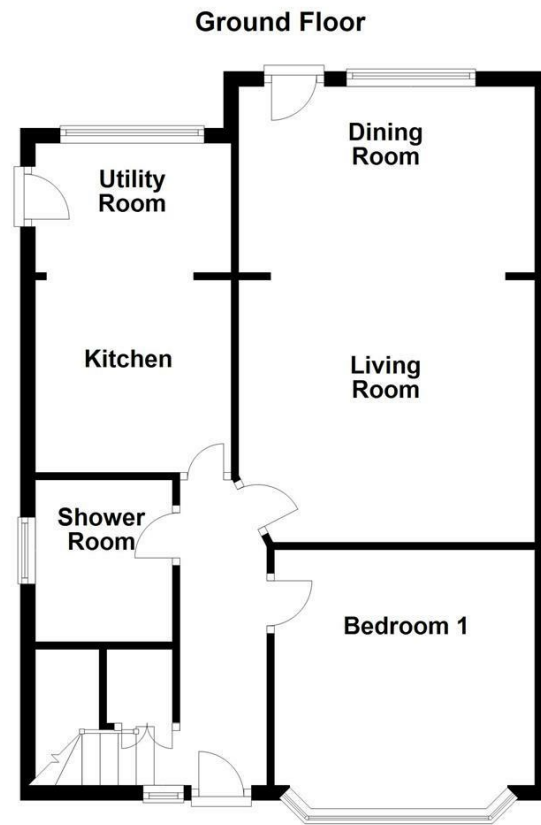
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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take 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.



**4 Wilman Post, Ossett, WF5 8DL**

**For Sale Leasehold £205,000**

Situated in the sought after town of Ossett in a cul-de-sac location is this three bedroom semi detached dormer bungalow benefiting from well proportioned accommodation throughout including three good size bedrooms along with ample reception space and attractive gardens to the front and to the rear.

The accommodation briefly comprises of entrance hall, bedroom one, lounge diner, kitchen, rear porch and the shower room/w.c. To the first floor landing there are two further bedrooms with access to storage eaves. To the front of the property the garden is laid to lawn with planted bed border and mature hedging. A paved driveway providing off road parking for several vehicles leading through set of timber double gates to the rear for further road parking and the single detached garage with electric roller door. The remainder of the rear garden is mainly laid to lawn with mature hedging and shrubs incorporating a paved patio area perfect for outdoor dining and entertaining purposes, artificial lawn and is fully enclosed by hedging and timber fencing.

This property would make an ideal purchase for a range of buyers looking in the Ossett area as it is ideally located for shops and schools, families and even those looking to downsize as well as transport links such as bus and motorway links for those who look to travel for work.

Only a full internal inspection will truly what is to offer at the property and so an early viewing is highly advised to avoid disappointment.



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## ACCOMMODATION

### ENTRANCE HALL

UPVC stained and frosted double glazed door into the entrance hall, staircase to the first floor landing, frosted UPVC double glazed window to the front, central heating radiator, access to a fitted storage cupboard and doors to bedroom, lounge diner, shower room and kitchen.

### BEDROOM ONE

10'4" x 11'5" [3.17m x 3.5m]

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

### LOUNGE DINER

12'2" x 17'11" max x 3'5" min [3.72m x 5.47m max x 1.05m min]

UPVC double glazed window to the rear, UPVC double glazed door to the rear garden, further UPVC double glazed window to the rear porch, two central heating radiators, electric fireplace with wooden hearth, surround and mantle. Fitted storage cupboard.

### SHOWER ROOM/W.C.

5'5" x 6'5" [1.67m x 1.97m]

Frosted UPVC double glazed window to the side, ladder style central heating radiator, concealed cistern low flush w.c., ceramic wash basin built into a storage unit with mixer tap, shower cubicle with mains fed shower head attachment and shower screen. Fully tiled.

### KITCHEN

8'4" x 8'3" [2.55m x 2.53m]

Opening to the rear porch with timber framed single panes to either side. Radiator, a range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, tiled splashback, space for electrical appliance such as under counter fridge freezer, integrated double oven, integrated five rung gas hob.

### REAR PORCH

7'7" x 5'0" [2.32m x 1.54m]

UPVC double glazed window to the rear and one that looks into the lounge diner, frosted UPVC double glazed door to the rear garden. Laminate

work surface over, space and plumbing for a washing machine.

### FIRST FLOOR LANDING

UPVC double glazed window to the front, doors to bedrooms two and three.

### BEDROOM TWO

10'11" x 12'0" max x 10'0" min [3.33m x 3.68m max x 3.05m min]

A range of fitted wardrobes and storage cupboard, access to the storage eaves, UPVC double glazed window to the front, central heating radiator.

### BEDROOM THREE

8'1" x 6'5" [2.47m x 1.98m]

Access to the storage eaves, central heating radiator, UPVC double glazed window to the side.

### OUTSIDE

To the front of the property the garden itself is mainly laid to lawn with planted bed borders, mature hedging and a paved driveway providing off road parking for several vehicles, which leads down the side of the property through a set of timber double gates to the rear garden. The rear garden has a single detached garage with electric roll up door. The garden is laid to lawn with planted bed border, mature shrubs and hedging, paved patio area ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing and incorporates areas of artificial lawn.

### COUNCIL TAX BAND

The council tax band for this property is C

### 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.

### LEASEHOLD

The remaining term of the lease is 937 years [2024]. A copy of the lease is held on our file at the Ossett office.