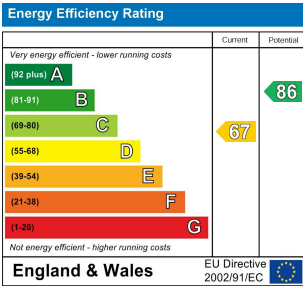


**IMPORTANT NOTE TO PURCHASERS**  
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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01977 798 844



## 24 Valley View Road, Ossett, WF5 8LZ

### For Sale Freehold £235,000

Situated in the sought after town of Ossett is this three bedroom semi detached property. Boasting a corner plot providing off road parking, a single detached garage and well presented accommodation throughout this property is certainly not one to be missed.

The property comprises an entrance porch leading to an inner hallway with stairs to the first floor landing and double doors to the living room. The living room features an understairs storage cupboard and access to the dining room, which connects to the kitchen, both opening to the rear garden. The first floor landing provides access to the loft, three bedrooms, and the house bathroom. The front garden is lawned with pebbled borders and a concrete driveway offering off-road parking for two vehicles, leading to a single detached garage. The low maintenance rear garden is mainly artificial lawn with slate areas, a stone paved patio area and is perfect for outdoor dining and entertaining purposes. The rear garden is also fully enclosed by timber fencing.

Ossett is an ideal location for a range of buyers especially for the first time buyer or small family looking in the are. It is ideally located for shops and schools which can be found within walking distance of the property especially within Ossett town centre itself. Ossett is home to local bus routes, running to and from neighbouring towns and cities such as Wakefield and Dewsbury and is close by to motorway links such as the M1 for those who look to commute further afield.

Only a full internal inspection will truly show what is to offer at this quality home and so an early viewing is highly advised to avoid disappointment.





## ACCOMMODATION

### ENTRANCE PORCH

6'6" x 2'9" [2.0m x 0.85m]

UPVC double glazed frosted front door into the entrance porch. Surrounded by partially frosted UPVC double glazed windows, door into inner hallway.

### INNER HALLWAY

3'11" x 5'2" [1.2m x 1.6m]

Central heating radiator, frosted UPVC double glazed window to the side, set of stairs providing access to the first floor landing, double doors into the living room.

### LIVING ROOM

14'7" x 11'9" [max] x 10'6" [min] [4.47m x 3.6m [max] x 3.21m [min]]

UPVC double glazed bow window to the front, door to the dining room, central heating radiator, access to understairs storage cupboard, coving to the ceiling.



### DINING ROOM

8'10" x 7'3" [2.71m x 2.21m]

A set of UPVC double glazed French doors to the rear garden, central heating radiator, coving to the ceiling, opening to the kitchen.

### KITCHEN

8'7" x 7'2" [2.63m x 2.2m]

Frosted UPVC double glazed door to the rear, UPVC double glazed window to the rear, chrome ladder style central heating radiator. A range of wall and base units with laminate work surface over, a 1 1/2 sink and drainer with mixer tap, tiled splashback, four ring gas hob with partial glass splashback and stainless steel extractor hood above. Integrated oven and microwave, space and plumbing for a washing machine, space for undercounter fridge freezer.

### FIRST FLOOR LANDING

5'7" x 9'1" [1.72m x 2.78m]

Loft access, frosted UPVC double glazed window to the side, doors to bedrooms one, two, three and house bathroom.

### BEDROOM ONE

12'5" x 9'0" [max] x 8'7" [min] [3.8m x 2.75m [max] x 2.64m [min]]

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



### BEDROOM TWO

9'0" x 11'1" [2.75m x 3.4m]

UPVC double glazed window to the rear, coving to the ceiling, central heating radiator.



### BEDROOM THREE

6'0" x 7'0" [1.84m x 2.14m]

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

### HOUSE BATHROOM

5'6" x 7'1" [max] x 6'2" [min] [1.7m x 2.16m [max] x 1.88m [min]]

Frosted UPVC double glazed window to the rear, ladder style central heating radiator, spotlighting to the ceiling. Low flush W.C., ceramic wash basin built into a storage unit with storage below and mixer tap, a panel bath with mixer tap and a mains fed over head shower and showerhead attachment with a glass shower screen. Extractor fan, full tiling.



## OUTSIDE

To the front of the property the garden itself is laid to lawn with a pebbled boarder, paved steps leading to the front door, pebbles to the side, concrete driveway providing off road parking for two vehicles which leads to a single detached garage with an up and over door. To the rear there is a low maintenance garden which is mainly artificially lawned incorporating some slate areas as well as a stone paved patio area perfect for outdoor dining and entertaining purposes. The garden itself is fully enclosed by timber fencing.



## COUNCIL TAX BAND

The council tax band for this property is C.

## 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.

## EPC RATING

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

## VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.