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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.



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 313 Towngate, Ossett, WF5 0QD

### For Sale Freehold Offers Over £285,000

A fantastic opportunity to purchase this deceptively spacious and extended three bedroom semi detached property in the sought after area of Ossett.

The property briefly comprises of entrance hall, living room, dining room, sitting room, kitchen with utility room and downstairs w.c. The first floor landing leads to three bedrooms and modern house bathroom/w.c. Outside, an easily maintained garden to the front with pebbles and shrubs and concrete driveway with an attractive lawned rear garden.

The property is within close proximity to local amenities such as shops and schools. The motorway network is only a short drive away, perfect for those looking to commute further afield.

An early viewing is essential to avoid disappointment.

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ACCOMMODATION

ENTRANCE HALL

11'0" x 4'5" [3.36m x 1.35m]

Composite front entrance door with frosted panels, stairs to the first floor landing, central heating radiator and doors to the kitchen and living room.

KITCHEN

17'5" x 6'7" [5.32m x 2.02m]

Range of wall and base units with laminate work surface over, integrated fridge and dishwasher, space and plumbing for a washing machine, space for an oven with cooker hood over and inset chrome sink with mixer tap. Spotlights to the ceiling, UPVC double glazed window to the rear aspect and door leading to the utility room.

UTILITY AREA

7'6" [max] x 14'2" [2.31m [max] x 4.33m]

Fitted base units with laminate work surface over, space and plumbing for a fridge/freezer, central heating radiator, UPVC double glazed door to the rear garden, composite door leading to the front car port and door to the downstairs w.c.

W.C.

5'9" x 1'11" [1.76m x 0.6m]

Low flush w.c. and pedestal wash basin with tiled splash back.

DINING ROOM

10'3" x 11'8" [3.13m x 3.56m]

Open through to the sitting room, central heating radiator and UPVC double glazed window to the rear.



SITTING ROOM

8'5" x 9'3" [2.57m x 2.83m]



LIVING ROOM

13'4" x 11'10" [4.07m x 3.62m]

Central heating radiator and UPVC double glazed bay window to the front aspect.



FIRST FLOOR LANDING

BEDROOM ONE

10'3" x 12'11" [3.13m x 3.96m]

Central heating radiator and UPVC double glazed bay window to the front.



BEDROOM TWO

10'7" x 10'2" [3.23m x 3.11m]

Central heating radiator and UPVC double glazed window to the rear.



BEDROOM THREE

6'8" x 8'2" [2.05m x 2.5m]

Central heating radiator and UPVC double glazed window to the front.

BATHROOM/W.C.

6'8" x 13'8" [2.05m x 4.19m]

Modern three piece suite comprising low flush w.c., pedestal wash basin and panelled bath with chrome shower over and mixer tap. Fully tiled walls and floor, spotlights to the ceiling and extractor fan. UPVC double glazed frosted window to the rear, storage cupboard and ladder style towel radiator.



OUTSIDE

To the front of the property there is low maintenance pebbled garden with shrubs and concrete driveway providing off road parking for two vehicles. To the rear is a private and enclosed garden, mainly laid to lawn with planted borders and timber shed.



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.

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.