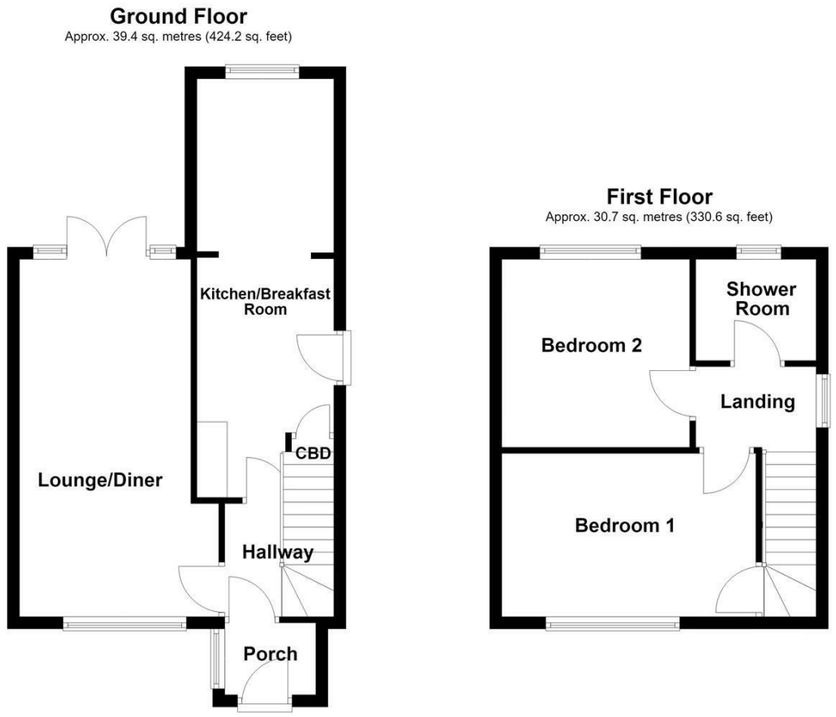


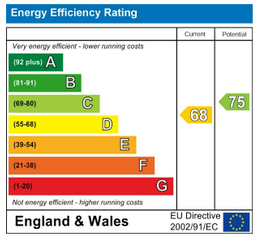
Total area: approx. 70.1 sq. metres (754.9 sq. feet)

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.

Richard Kendall Estate Agent

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

11 Lodge Hill Road, Ossett, WF5 9RU

For Sale Freehold £222,500

A fantastic opportunity to purchase this well presented two bedroom semi detached home, conveniently situated within easy reach of Ossett town centre. The property benefits from a private block paved driveway with double wrought iron gates, providing off road parking for two vehicles, together with an attractive enclosed rear garden with mature planted borders.

The accommodation briefly comprises an entrance porch leading into the hallway, with access to a spacious lounge diner and a modern extended kitchen breakfast room. The kitchen is fitted with a range of integrated appliances and also benefits from a breakfast bar and useful built-in pantry cupboard. To the first floor are two generous double bedrooms and a modern three piece house shower room. Externally, a timber gate from the driveway provides access along a paved pathway to the rear garden. Two timber doors provide access to an outside W.C. and a large useful store room. The rear garden is well maintained and incorporates a block paved patio beneath a timber pergola, together with an attractive pond and mature planted borders. A further paved seating area sits beneath the grapevine outside the French doors from the lounge diner, creating an ideal space for outdoor dining and entertaining. Beyond is an attractive lawned garden with a central feature, a further paved area and a steel storage shed with double doors. A paved pathway leads to a timber gate providing access towards the field beyond. The garden is fully enclosed by timber fencing to three sides and also benefits from outside lighting and a water connection.

The property is well placed for local amenities and schools, with regular bus services providing access to Wakefield city centre. The M1 motorway network is also only a short drive away, making the property particularly convenient for those travelling further afield.

Offered for sale with no chain, only a full internal inspection will truly reveal everything this quality home has to offer. An early viewing is highly recommended.

ACCOMMODATION

ENTRANCE PORCH
UPVC double glazed front entrance door leading into the porch, with UPVC double glazed window to the side aspect and door providing access to the hallway.

HALLWAY
Laminate flooring, central heating radiator and staircase with handrail leading to the first floor landing. Two doors provide access to the lounge diner and kitchen breakfast room.

LOUNGE DINER
19'4" x 10'10" (max) x 9'3" (min) (5.91m x 3.32m (max) x 2.84m (min))
Central heating radiator, laminate flooring, UPVC double glazed window to the front aspect and a set of UPVC double glazed French doors opening onto the rear garden, with UPVC double glazed side panels.

KITCHEN BREAKFAST ROOM
22'8" x 7'4" (6.91m x 2.25m)
Fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks. Single sink and drainer with mixer tap and built in soap dispenser, space for a fridge freezer, integrated oven and grill, separate four ring induction hob with black extractor hood above, display cabinets with glazed fronts, space and plumbing for a washing machine and integrated full size dishwasher. UPVC double glazed window overlooking the rear aspect, fully tiled flooring, breakfast bar with seating for three, electric underfloor heating and access to a useful pantry cupboard with fixed shelving. UPVC double glazed side entrance door with glazed insert.

FIRST FLOOR LANDING
Laminate flooring, central heating radiator, UPVC double glazed window overlooking the side elevation and loft access with folding wooden ladder. Three doors provide access to two double bedrooms and the house shower room.

BEDROOM ONE
8'11" x 14'0" (2.74m x 4.29m)
Laminate flooring, UPVC double glazed window overlooking the front elevation, built-in single wardrobe housing the combination condensing boiler and central heating radiator.

BEDROOM TWO
10'2" x 10'2" (3.12m x 3.11m)
Laminate flooring, central heating radiator and UPVC double glazed window overlooking the rear elevation.

SHOWER ROOM
5'6" x 6'9" (1.68m x 2.08m)
Fitted with a three piece suite comprising enclosed shower cubicle with glazed door and chrome handle, mixer shower, low flush W.C. and wash basin with chrome mixer tap set within a high gloss vanity unit with storage below. Fully tiled walls and flooring, frosted UPVC double glazed window overlooking the rear elevation, inset spotlights to the ceiling and white ladder style radiator.

LOFT
Fully boarded and plastered with carpeted flooring and lighting.

OUTSIDE W.C.
4'4" x 2'8" (1.34m x 0.83m)
Low flush W.C., wall mounted wash basin with mixer tap, lighting and fully tiled flooring.

STORE ROOM
6'8" x 5'10" (2.05m x 1.79m)
Fully tiled flooring and lighting, providing useful additional storage.

OUTSIDE
To the front of the property, double wrought iron gates provide access onto a block paved driveway providing off road parking for two vehicles. There is also an attractive lawned garden with manicured planted borders, enclosed by timber fencing. A timber gate provides access along a paved pathway to the rear garden, where two brick built outbuildings house the outside W.C. and store room. The rear garden incorporates a block paved patio area positioned beneath a timber pergola, together with a further paved seating area beneath established grapevines, ideal for outdoor dining and entertaining. There is also a built in water feature and pond, manicured planted borders and an attractive lawned garden with central paved pathway leading to a further paved area. A steel storage building with double doors provides useful garden storage. A further lawned area and paved pathway lead to a timber gate providing access onto the field beyond. The rear garden is fully enclosed by timber fencing and also benefits from outside lighting and a water connection beneath the kitchen window.

COUNCIL TAX BAND
The council tax band for this property is A.

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.