



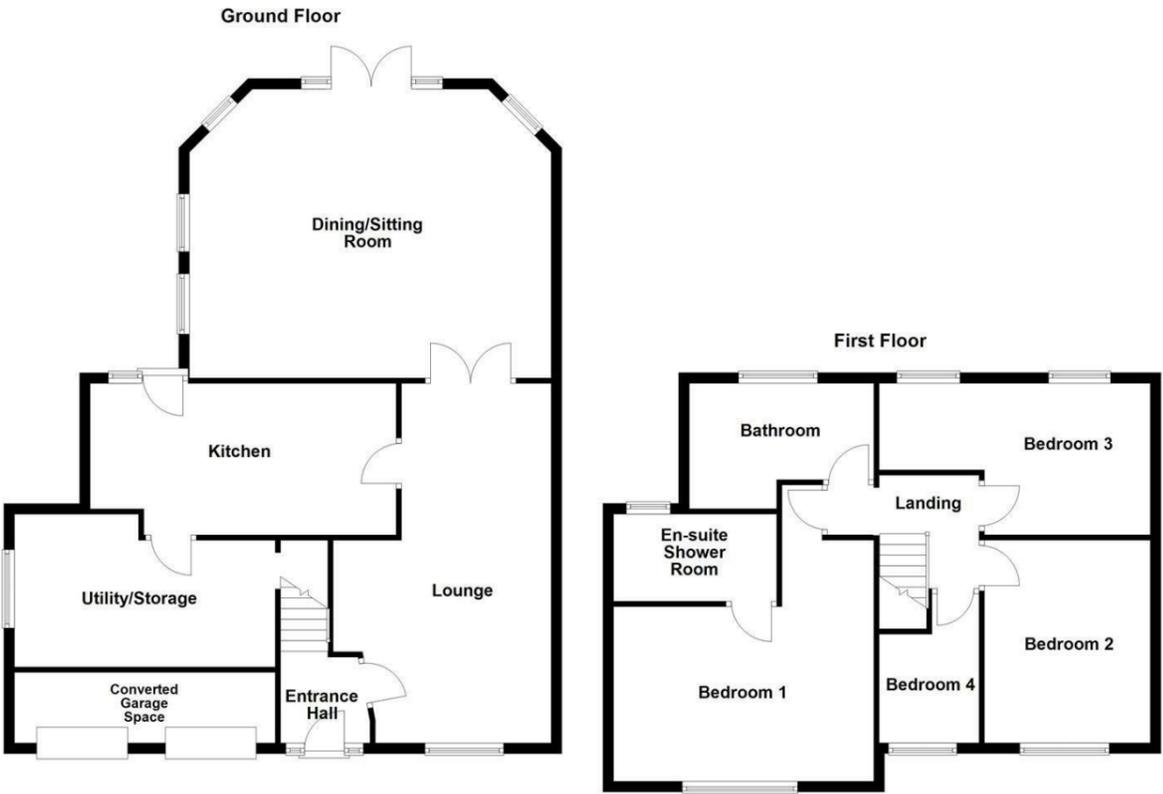
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01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



157 Towngate, Ossett, WF5 0PP

For Sale Freehold £400,000

Situated on the well known Towngate in Ossett is this extensively extended four bedroom semi detached family home, offering generous accommodation, ample reception space and a substantial driveway with enclosed rear garden.

The accommodation briefly comprises an entrance hall with staircase to the first floor and access to the lounge. The lounge leads through to the kitchen and dining sitting room, both of which provide access to the rear garden. The kitchen also offers access to a useful utility or storage area. To the first floor, the landing provides loft access and leads to four well proportioned bedrooms and the house bathroom. Bedroom one benefits from en suite shower facilities. Externally, the front garden is tiered and incorporates slate and paved areas with mature shrubs and planting throughout. A block paved driveway provides off road parking for up to four vehicles and leads to the double garage, which has been adapted to provide additional storage space with two manual up and over doors. The garden is enclosed by walling. The rear garden is also tiered and features lawned areas, a paved patio ideal for outdoor dining and entertaining, a pond with water feature and space for a timber shed. The garden is fully enclosed by timber fencing, making it suitable for both pets and children.

Ossett is a popular location, particularly for growing families, with local shops and schools within walking distance and a wider range of amenities available in nearby Wakefield and Dewsbury. Regular bus routes serve the area, while both Wakefield and Dewsbury benefit from train stations providing links to Leeds, Manchester and London. The M1 motorway is also only a short distance away for those commuting further afield.

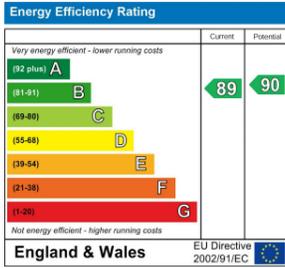
Only a full internal inspection will reveal the space and potential this home has to offer. An early viewing is highly recommended.

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.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed entrance door leads into the entrance hall with central heating radiator, staircase leading to the first floor and door through to the lounge.

LOUNGE

22'5" x 14'1" [6.85m x 4.31m]

UPVC double glazed window to the front elevation, central heating radiator, coving to the ceiling, picture rail and decorative fireplace with marble surround and wooden mantle. Double doors lead through to the dining sitting room and there is also access into the kitchen.



DINING SITTING ROOM

22'5" x 17'10" [6.85m x 5.45m]

Four frosted UPVC double glazed windows, two to the side and two to the rear, along with UPVC double glazed French doors leading to the rear garden. Coving to the ceiling and central heating radiator.



KITCHEN

19'1" x 9'6" [5.82m x 2.92m]

Fitted with a range of modern wall and base units with laminate work surfaces, ceramic 1½ sink and drainer with mixer tap, tiled splashbacks, oven, four ring induction hob with cooker hood and extractor hood fan. Space and plumbing for two washing machines and dishwasher, along with space for under counter fridge and freezer. Door through to the utility/storage area. UPVC double glazed window to the rear and frosted UPVC door leading to the rear garden.

UTILITY/STORAGE AREA

16'0" x 9'0" [4.9m x 2.76m]

UPVC double glazed window to the side, central heating radiator, access to under stairs storage and space for additional fridge or freezer appliances.

FIRST FLOOR LANDING

Provides loft access and doors to four bedrooms and the house bathroom.

BEDROOM ONE

16'0" x 17'0" [4.88m x 5.2m]

UPVC double glazed window to the front elevation, central heating radiator, range of fitted wardrobes and storage units and door through to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

9'11" x 3'6" [3.03m x 1.08m]

Frosted UPVC double glazed window to the rear elevation, heated towel rail, concealed low flush WC, wash basin set within vanity unit with mixer tap and shower cubicle with mains shower and glass screen. Fully tiled walls and floor.

BEDROOM TWO

10'5" x 10'1" [3.19m x 3.08m]

UPVC double glazed window to the front elevation, central heating radiator and fitted wardrobes and storage units.



BEDROOM THREE

9'10" x 17'7" [3.02m x 5.36m]

UPVC double glazed windows to the rear elevation, central heating radiator and fitted wardrobes and storage units.



BEDROOM FOUR

6'7" x 9'1" [2.02m x 2.77m]

UPVC double glazed window to the front elevation and built in storage cupboard. The room fits a single bed both under the window and against the stair wall. Its currently used as an office space.

HOUSE BATHROOM/W.C.

11'9" x 7'9" [3.6m x 2.38m]

Frosted UPVC double glazed window to the rear, chrome ladder style heated towel radiator, low flush WC, pedestal wash basin, corner bath and separate shower cubicle with glass screen and mains shower. Fully tiled walls and floor with ceiling spotlights.



OUTSIDE

Externally to the front the property enjoys a tiered garden with slate and paved areas, planted beds with railway sleeper borders and a variety of mature trees, shrubs and flowers. Iron double gates lead onto a block paved driveway providing off road parking for three to four vehicles and access to the garage space with two up and over doors. The rear garden is also tiered and incorporates lawned areas, paved patio seating areas ideal for outdoor dining and entertaining, planted borders and a pond water feature, fully enclosed by timber fencing.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"This has been our happy family home since my now grown children were tots situated in an amazing and supportive community. The space in this home is incredible and has served us very well over the years. I hope you will be very happy here too"

SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.

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.