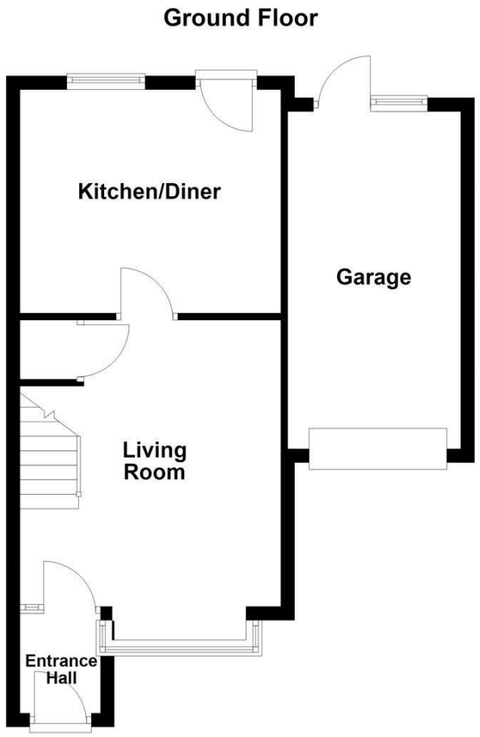
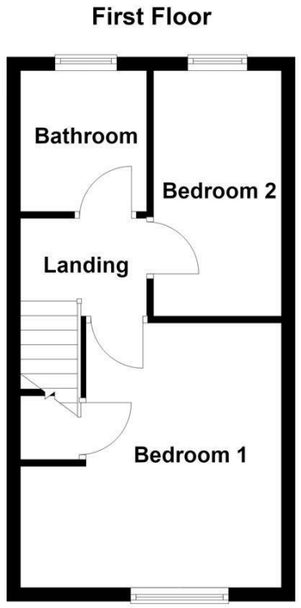


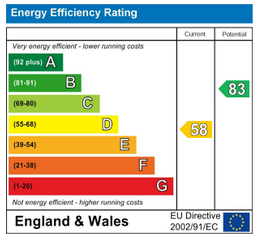


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



33 Dimple Gardens, Ossett, WF5 8LJ

For Sale Freehold £225,000

Nestled within a cul-de-sac position in the sought after Ossett area is this well presented two bedroom semi detached home, offering well proportioned accommodation together with off road parking, an attached garage and an enclosed rear garden.

The accommodation briefly comprises an entrance hall leading into the living room, which benefits from a feature fireplace, useful understairs storage and staircase to the first floor. A door then leads through into the kitchen diner, which provides direct access onto the rear garden. To the first floor are two well proportioned bedrooms, both benefitting from fitted storage, together with the house bathroom and loft access from the landing. Externally, to the front is a lawned garden with paved pathway and a pebbled and paved driveway providing off road parking and access to the attached garage. To the rear is a pleasant enclosed garden, mainly laid to lawn with planted beds and a paved patio area, ideal for outdoor dining and entertaining.

Ossett is a popular location for a range of buyers including first time buyers, professional couples and smaller families, with local shops, schools and amenities all within easy reach. Regular bus services operate nearby, while Wakefield city centre provides wider rail links including Leeds, Manchester and London. The M1 motorway network is also within convenient reach for those travelling further afield. Ossett also benefits from a strong local community, regular events and its twice-weekly market.

Only a full internal inspection will truly reveal everything this appealing home has to offer. An early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL
Frosted UPVC double glazed front entrance door leading into the entrance hall. Central heating radiator and door providing access into the living room.

LIVING ROOM
13'9" x 12'6" (4.20m x 3.82m)
UPVC double glazed window overlooking the front elevation. Central heating radiator and coving to the ceiling. Feature gas fireplace with marble hearth and surround and timber mantle. Staircase providing access to the first floor landing with useful understairs storage. Door leading through into the kitchen diner.



KITCHEN DINER
12'6" x 10'9" (3.83m x 3.30m)
UPVC double glazed window overlooking the rear elevation and frosted UPVC double glazed door providing access to the garden. Central heating radiator. Fitted with a range of wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer with mixer tap and tiled splashbacks. Four ring electric hob with extractor hood above, integrated oven, space and plumbing for a washing machine and space for a fridge freezer.

FIRST FLOOR LANDING
Loft access. Doors provide access to two bedrooms and the house bathroom.

BEDROOM ONE
12'6" x 12'9" (3.83m x 3.90m)
UPVC double glazed window overlooking the front elevation. Central heating radiator. Useful overstairs storage cupboards together with fitted wardrobes and additional storage.



BEDROOM TWO
11'10" x 6'3" (3.62m x 1.91m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator and a range of fitted wardrobes and storage units.



HOUSE BATHROOM
6'9" x 5'11" (2.06m x 1.82m)
Frosted UPVC double glazed window overlooking the rear elevation. Fitted with a three piece suite comprising low flush W.C., pedestal wash basin and panelled bath with electric shower over and glazed shower screen. Partial wall tiling and central heating radiator.



OUTSIDE
To the front is a lawned garden with paved pathway leading to the entrance door. A pebbled and paved driveway provides off road parking and leads to the attached garage. To the rear is an enclosed lawned garden with planted beds and a paved patio area, ideal for outdoor dining and entertaining. The garden is enclosed by timber fencing, making it suitable for both children and pets.



ATTACHED GARAGE
Single attached garage with up and over door.

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

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.