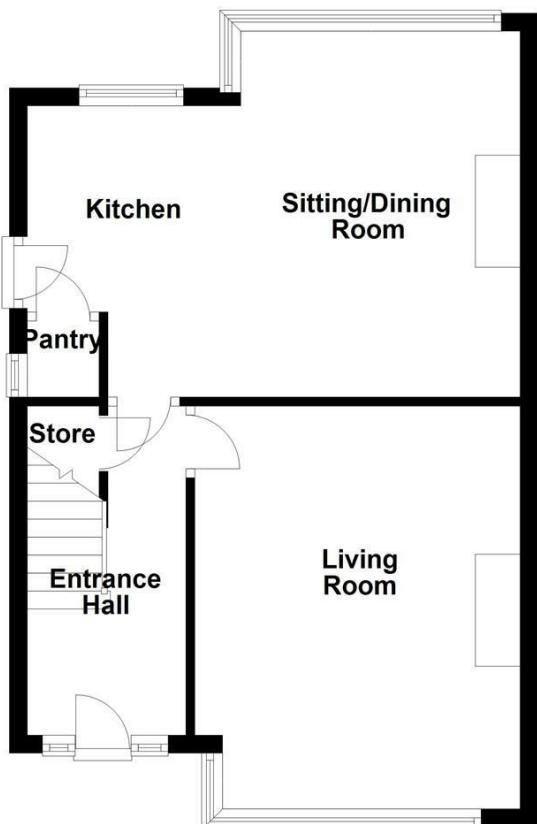
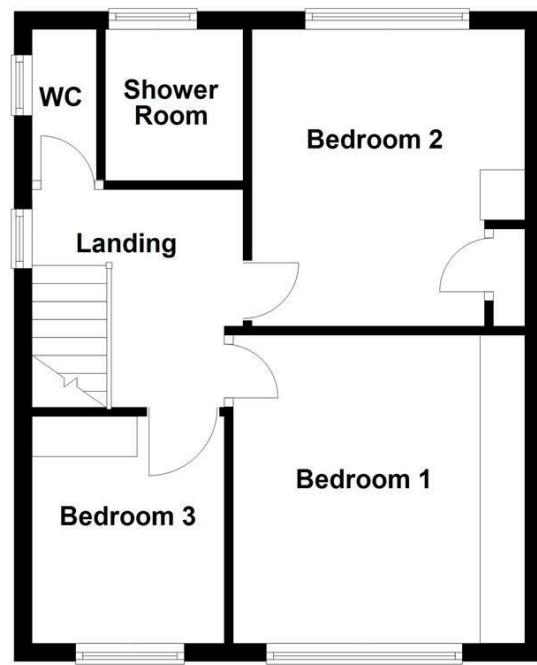


## Ground Floor



## First Floor



### IMPORTANT NOTE TO PURCHASERS

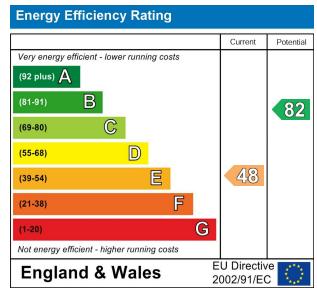
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

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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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**Richard Kendall**  
Estate Agent



## 137 Towngate, Ossett, WF5 0PN

**For Sale Freehold £220,000**

A superb opportunity to purchase this three bedroom semi detached home, centrally located within the sought after town of Ossett. The property offers spacious and versatile accommodation, ideal for families and professionals alike.

To the first floor are three good sized bedrooms, with the principal bedroom benefiting from fitted wardrobes, along with a house bathroom and a separate WC. The ground floor provides two reception areas, comprising a front living room with a bay window and an open plan kitchen which flows through to a rear sitting/dining room, also enjoying a bay window overlooking the garden. Additional ground floor features include an entrance hall with useful understairs storage and a built in pantry cupboard within the kitchen. Externally, the property benefits from ample off road parking, accessed via a double cast iron gate leading onto a block paved driveway which runs down the side of the house to a single detached garage with manual up-and-over door and windows overlooking the rear garden. The front garden is low maintenance and pebbled, while the fully enclosed rear garden is paved for ease of upkeep, featuring two central planted beds, a timber shed, and a greenhouse positioned to the rear of the garage. The garden also benefits from side access via the garage and is enclosed by fencing to all boundaries, offering a good degree of privacy.

The property is ideally situated within walking distance of local amenities, schools, Ossett town centre, the twice-weekly market held on Tuesdays and Fridays, and the central bus station. The M1 motorway is also easily accessible, making this an excellent choice for commuters.

Further benefits include UPVC double glazing and gas central heating throughout. An internal viewing is highly recommended to fully appreciate the quality and location of this home.

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## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed front entrance door leads into the entrance hall, two UPVC double glazed frosted panel windows on either side of the door, central heating radiator and staircase with handrail lead to the first floor landing. The hallway provides access to the understairs storage cupboard, the living room, and the kitchen at the rear.

### LIVING ROOM

11'11" x 13'4" [max] x 11'5" [min] (3.64m x 4.08m [max] x 3.48m [min])  
UPVC double glazed bay window to the front, two central heating radiators, coving to the ceiling and a wall mounted gas fire.



### KITCHEN

7'8" x 10'7" [max] x 7'6" [min] (2.36m x 3.25m [max] x 2.30m [min])  
UPVC double glazed window to the rear garden, extractor fan, coving to the ceiling, and a door providing access to the pantry cupboard with an opening to the sitting/dining room. A range of wall and base units with laminate work surfaces and fully tiled walls. Within the kitchen is a 1½ stainless steel sink unit with mixer swan neck tap, space for a freestanding oven and grill, plumbing and drainage for a washing machine, and counter space for a large freestanding fridge freezer.



### SITTING/DINING ROOM

10'5" x 10'9" [max] x 12'9" [min] (3.20m x 3.28m [max] x 3.89m [min])  
UPVC double glazed bay window to the rear garden, a central heating radiator, and coving to the ceiling.



### FIRST FLOOR LANDING

UPVC double glazed frosted window to the side and provides access via five doors to three bedrooms, the house shower room, and the separate W.C.

### BEDROOM ONE

8'8" x 11'5" (2.66m x 3.48m)  
UPVC double glazed window to the front, central heating radiator, and a range of fitted wardrobes to one wall with mirrored sliding doors.



### BEDROOM TWO

10'9" x 9'10" [max] x 8'4" [min] (3.28m x 3.02m [max] x 2.55m [min])  
UPVC double glazed window to the rear, a central heating radiator, and a door providing access to the airing cupboard.



### BEDROOM THREE

8'4" x 7'1" (2.55m x 2.18m)  
UPVC double glazed window to the front, central heating radiator, and a double door built in wardrobe over the bulkhead of the stairs.



### SHOWER ROOM

5'4" x 5'3" (1.65m x 1.62m)  
UPVC double glazed frosted window to the rear, central heating radiator, tiled flooring, and coving to the ceiling. Comprising a two piece suite including an enclosed corner shower cubicle with double glazed doors to the front and an electric shower within, there are fully tiled walls in the shower area and a wash basin with twin taps set into a vanity unit with laminate work surface.

and coving to the ceiling. Comprising a two piece suite including an enclosed corner shower cubicle with double glazed doors to the front and an electric shower within, there are fully tiled walls in the shower area and a wash basin with twin taps set into a vanity unit with laminate work surface.



### WC

5'6" x 2'5" (1.69m x 0.75m)  
UPVC double glazed frosted window to the side, coving to the ceiling and a low flush WC.

### OUTSIDE

To the front of the property is a low maintenance gravel garden with double cast iron gates providing access to a block paved driveway. A further single cast iron gate provides access onto a block paved pathway. The driveway runs down the side of the property to a single detached garage with a manually operated door. The rear garden is paved with two centrally planted beds. The garage has UPVC double glazed windows to the side and rear, along with a cast iron door providing access. There is a greenhouse to the rear of the garage, a timber shed at the end of the garden and timber panel fencing to three sides.



### 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.