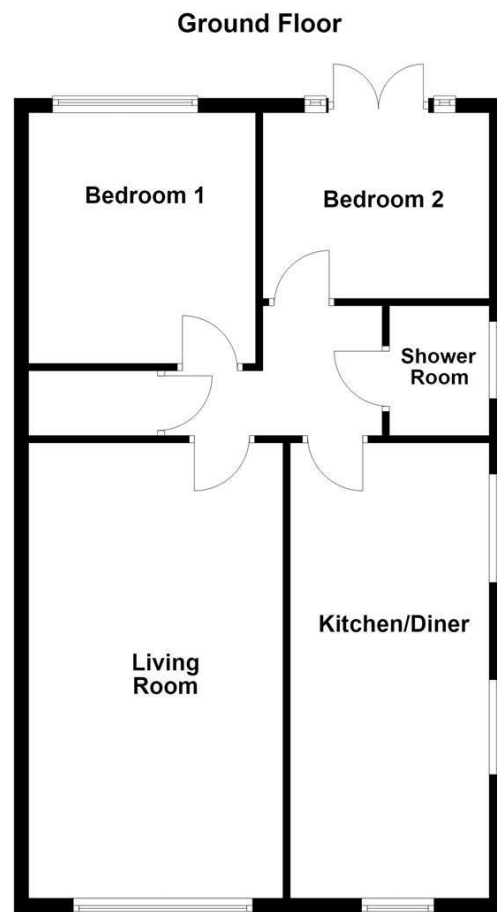


IMPORTANT NOTE TO PURCHASERS

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.



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



23 Athold Drive, Ossett, WF5 0PX

For Sale Freehold £285,000

Proudly introduced to the market is this well presented two bedroom semi detached bungalow, offering generously proportioned accommodation throughout, the property benefits from two double bedrooms, a spacious living room, a modern kitchen diner and a low maintenance enclosed rear garden, making it an ideal home for couples or those looking to downsize.

The accommodation briefly comprises a side entrance leading into the contemporary kitchen diner, fitted with a range of quality units and integrated appliances. An inner hallway provides access to two well proportioned double bedrooms, both benefitting from fitted wardrobes, with bedroom two also enjoying UPVC patio doors leading outside. The hallway also provides access to the loft space via a pull down ladder, together with a modern three piece shower room featuring a generous double shower enclosure. Completing the accommodation is a spacious living room, providing an excellent space for relaxing and entertaining. Externally, the front of the property features a fully block paved driveway providing ample off road parking for several vehicles, together with access to the kitchen, rear garden and detached garage. To the rear is a fully enclosed, north east facing garden, beautifully finished with Indian stone paving for ease of maintenance and enclosed by timber fencing.

The property is ideally positioned close to a range of local shops, amenities and schools, with excellent motorway links and countryside walks also within easy reach.

Offered for sale with no onward chain and presented in ready to move into condition, this is an excellent opportunity for a range of buyers. An early viewing is highly recommended to fully appreciate all that this attractive bungalow has to offer.



ACCOMMODATION

KITCHEN/DINER

20'6" x 8'9" [6.26m x 2.69m]

UPVC side entrance door leading into the kitchen diner. LVT flooring throughout and fitted with a range of wall and base units with laminate work surfaces over. Four ring electric hob with tiled splashback, integrated double oven, integrated fridge freezer, built-in washing machine and dishwasher. Stainless steel sink and drainer with mixer tap. UPVC double glazed window overlooking the side elevation, further UPVC double glazed window to the front elevation and an additional tilt and turn UPVC double glazed window to the side. Central heating radiator and access to the inner hallway.



INNER HALLWAY

Providing access to the shower room, bedrooms one and two, lounge and a useful storage cupboard. Loft access is also provided via a pull-down ladder.

LIVING ROOM

11'5" x 20'6" [3.48m x 6.25m]

LVT flooring, feature electric fireplace with decorative surround, central heating radiator and a full height UPVC double glazed window overlooking the front elevation.



BEDROOM ONE

12'3" x 10'3" [3.75m x 3.14m]

LVT flooring, range of fitted wardrobes together with additional built-in storage, central heating radiator and UPVC double glazed window overlooking the rear elevation.



BEDROOM TWO

10'4" x 9'2" [3.16m x 2.80m]

LVT flooring, range of fitted wardrobes, central heating radiator and UPVC double glazed patio doors leading out to the rear garden.



SHOWER ROOM/W.C.

5'10" x 4'11" [1.79m x 1.50m]

LVT flooring and fully tiled walls from floor to ceiling. Fitted with a two-in-one combination low flush W.C. and wash hand basin with mixer tap and storage cupboards below. Walk-in double shower with mixer shower and separate attachment, tiled surround extending to the ceiling, chrome ladder style radiator, frosted UPVC double glazed window to the side elevation, spotlights to the ceiling and extractor fan.



OUTSIDE

To the front of the property is a fully block paved driveway providing off road parking, together with additional paved areas leading to the front patio and low maintenance gravelled garden. The driveway continues to the side of the property, providing access to the kitchen entrance, rear garden and detached garage. To the rear is a low maintenance garden, fully enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is C.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.

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.