Richard Kendall Estate Agent

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Colville Broadowler Lane, Ossett, WF5 0RY

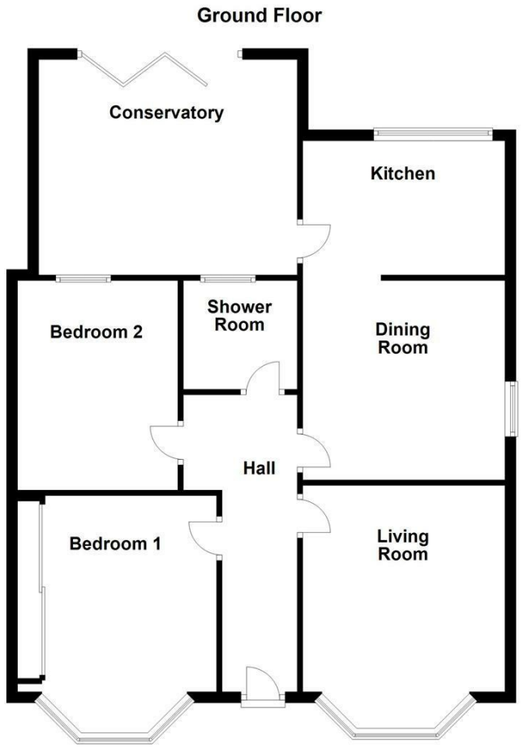
For Sale Freehold Offers In Excess Of £330,000

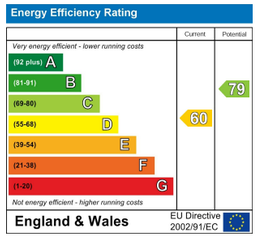
Situated close to Ossett town centre on this fantastic plot is this two bedroom detached bungalow benefiting from superb rear gardens, ample driveway parking and a conservatory.

The accommodation briefly comprise entrance hall, living room, dining room, kitchen, conservatory extension, two double bedrooms and shower room/w.c. To the front of the property there is a lawn with ample driveway parking leading down the side of the property to a detached garage with up and over door. To the rear there is a beautiful garden with flagged patio seating areas and low maintenance lawns.

Ideally located for Ossett town centre, the property is within walking distance and is close to all major bus routes for those looking to travel further afield.

Done to a high standard and is ready to move into, a 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 HALLWAY
Entrance door, central heating radiator, access to two bedrooms, living room, dining room and shower room/w.c. Built in storage wardrobe.

LIVING ROOM
13'0" x 12'0" (3.97m x 3.66m)
Bay UPVC double glazed window to the front, central heating radiator, feature electric fireplace with surround.

DINING ROOM
11'10" x 12'0" (3.63m x 3.67m)
UPVC double glazed window to the side, central heating radiator, opening into the kitchen.

KITCHEN
7'11" x 8'7" (2.43m x 2.63m)
UPVC double glazed window to the rear elevation, fitted kitchen with an array of wall and base units for storage, 1 1/2 sink and drainer unit with mixer tap, space for an electric cooker, space for a washing machine, space for a fridge freezer, laminate worktops, tiled splashback and door leading to the conservatory extension.

CONSERVATORY
15'5" x 12'8" (4.71m x 3.88m)
Bi-fold UPVC doors to the rear elevation, frosted UPVC double glazed window, UPVC double glazed window, two central heating radiators, wood effect flooring and currently used as a sitting room.

BEDROOM ONE
12'1" x 11'11" (3.69m x 3.65m)
UPVC double glazed bay window to the front elevation, central heating radiator, fitted wardrobes to one wall with sliding mirrored doors.

BEDROOM TWO
12'0" x 9'6" (3.66m x 2.92m)
UPVC double glazed window into the conservatory, central heating radiator.

SHOWER ROOM/W.C.
6'9" x 6'9" (2.07m x 2.06m)
Corner shower cubicle with inset shower, wash hand basin unit with mixer tap and low level flush w.c., chrome style ladder radiator with frosted UPVC double glazed window to the conservatory, spotlights to the ceiling and partially tiled walls.

OUTSIDE
To the front the property has ample driveway parking with space for several cars leading to the side of the property and to the detached garage with up and over door. An easy maintain lawn with bush and shrub border with tree. To the rear there is a flagged patio seating area, spacious flagged patio with step down to an easy to maintain lawn to the rear surrounded by wood fencing, bush and soil border, bush and shrubbery border to the side, space for a storage shed. The garden is south facing and well presented.

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

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

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.