WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
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59 Broadowler Lane, Ossett, WF5 0RZ

For Sale Freehold £293,000

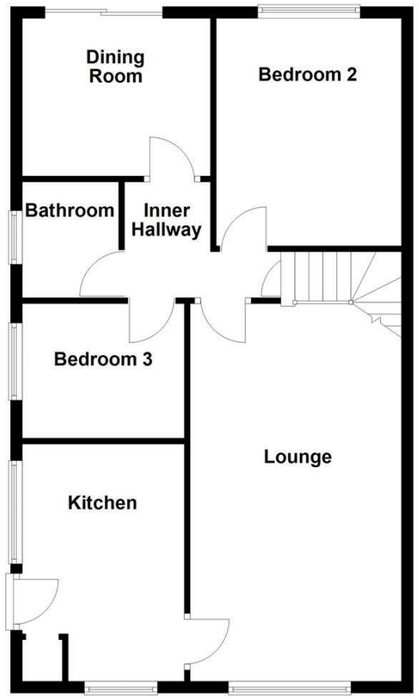
Recently renovated to a high standard is this superbly presented three bedroom semi detached dormer bungalow benefitting from loft conversion, driveway with garage and spacious enclosed rear garden.

The property briefly comprises of the recently fitted kitchen, lounge, two bedrooms, dining room (which could used a further bedroom if required) and bathroom. Stairs lead to the recently renovated principal bedroom with en suite shower room. Externally the property has attractive lawned gardens to the front and rear with ample driveway parking to the side leading to the detached garage.

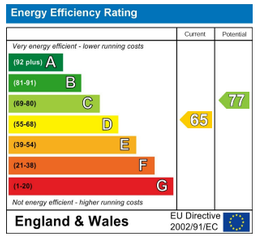
The property is ideally located for all local shops and amenities including local schools and within close proximity to Ossett town centre and the motorway network, perfect for those looking to commute.

This property would make a fantastic family home and a viewing is highly recommended.

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*

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.

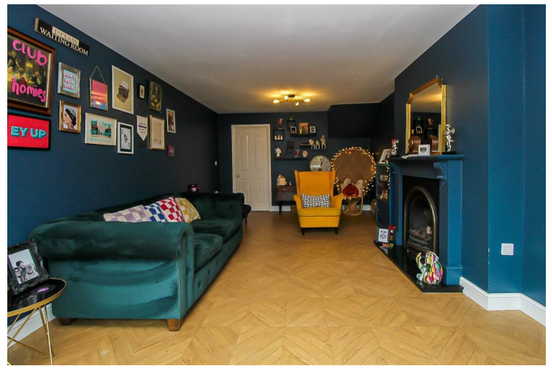
PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

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

KITCHEN
13'2" x 9'0" (4.03m x 2.76m)
UPVC side entrance door. Recently renovated modern fitted kitchen with a range of wall and base units with quartz work surface over incorporating sink and drainer unit, space for a cooker, space for a washing machine, integrated dishwasher. UPVC double glazed windows to the side and front elevation, wood effect flooring, built in storage cupboard housing the fridge/freezer and door leading to the lounge.

LOUNGE
21'0" x 11'9" (6.41m x 3.59m)
UPVC double glazed window to the front elevation, central heating radiator, herringbone style flooring and open original fireplace with wooden surround. Door leading to the inner hallway.



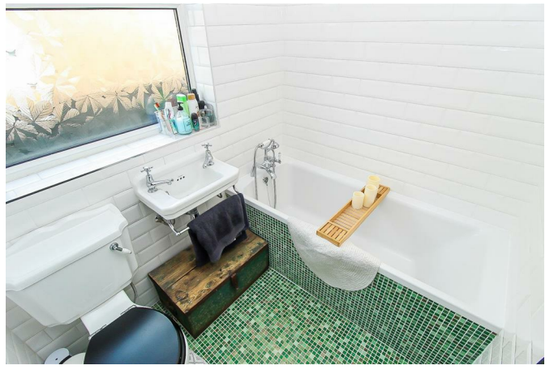
INNER HALLWAY
Central heating radiator, access to the stairs to bedroom located on the first floor. Doors to the dining room, bathroom and two bedrooms.

DINING ROOM
10'7" x 8'7" (3.23m x 2.64m)
UPVC double glazed sliding doors to the rear garden and central heating radiator. Could be used as a further bedroom if required.

BEDROOM TWO
12'7" x 10'4" (3.86m x 3.15m)
UPVC double glazed window to the rear elevation and central heating radiator.

BEDROOM THREE
9'1" x 7'5" (2.79m x 2.28m)
UPVC double glazed window to the side elevation and central heating. Currently used as a walk in wardrobe

BATHROOM/W.C.
6'7" x 5'4" (2.01m x 1.64m)
Three piece suite comprising bath with hand held shower attachment, low flush w.c. and wash hand basin. UPVC double glazed frosted window to the side elevation and central heating radiator.



BEDROOM ONE
21'3"x 20'8" (6.49mx 6.31m)
Three velux windows to the rear, wood flooring, eaves storage and door to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
9'3" x 4'0" (2.82m x 1.24m)
Modern three piece suite comprising walk in shower cubicle with wall mounted shower, low flush w.c. and wash hand basin. Velux window to the front, central heating radiator and spotlights.

OUTSIDE
To the front is a lawned garden with bush and shrubbery border. A driveway runs down the side of the property with space for three vehicles leading to the detached garage with up and over door. To the rear is a flagged patio seating area leading to a lawned garden with side patio area, surrounded by timber fencing.

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.