Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

2 Greatfield Road, Ossett, WF5 0RX

For Sale Freehold Offers In The Region Of £265,000

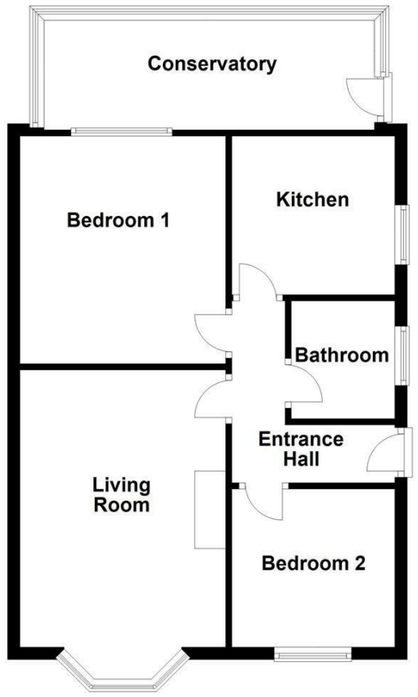
Situated on the fringe of Ossett town centre is this two bedroom semi detached bungalow located on a generous sized plot benefitting from loft room, ample off road parking and front and rear gardens.

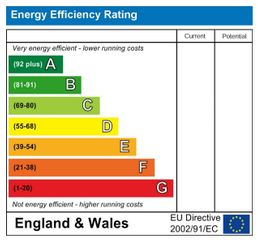
The property briefly comprises of the entrance hall, living room, kitchen, conservatory, bathroom, two bedrooms and access to the loft room. Outside the property is accessed from the front via iron gates onto a pebbled garden and paved driveway providing off road parking for several vehicles leading to the single detached garage. The rear garden is laid to lawn with a planted bed border with paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

The property is well placed to local amenities including shops and schools with local bus routes nearby, as well as Ossetts twice weekly market. The M1 motorway is only a short distance away, perfect for those looking to travel further afield.

An ideal property for those looking to downsize and a viewing comes highly recommended.

Ground 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

ENTRANCE HALL
UPVC double glazed frosted side entrance door leading into the entrance hall. Loft access, central heating radiator and doors to the living room, kitchen, bathroom and two bedrooms.

LIVING ROOM
14'7" x 10'11" (4.47m x 3.33m)
UPVC double glazed bay window to the front, central heating radiator, coving to the ceiling and electric fireplace with marble hearth, partial exposed stone surround and wooden mantle.

KITCHEN
8'4" x 8'7" (2.55m x 2.62m)
Range of wall and base units with laminate work surface over, stainless steel sink and drainer with tiled splash back. Space and plumbing for a cooker with stainless steel extractor hood and space for a fridge/freezer. Central heating radiator, door to the conservatory, UPVC double glazed window to the side and coving to the ceiling.

BEDROOM ONE
10'11" x 12'0" (3.34m x 3.67m)
UPVC double glazed window looking into the conservatory, central heating radiator, coving to the ceiling and fitted wardrobes with sliding mirror doors.

CONSERVATORY
5'10" x 17'9" (1.78m x 5.42m)
Surrounded by UPVC double glazed windows, UPVC double glazed door leading out to the rear garden, central heating radiator and laminate work surface.

BEDROOM TWO
8'7"x 8'5" (2.63mx 2.57m)
UPVC double glazed window to the front, access to the storage cupboard, central heating radiator and coving to the ceiling.

BATHROOM/W.C.
6'1" x 5'4" (1.87m x 1.65m)
Central heating radiator, coving to the ceiling, UPVC double glazed frosted window to the side, low flush w.c., pedestal wash basin, panelled bath and electric shower head attachment.

LOFT ROOM
8'5" x 12'11" (2.57m x 3.94m)
UPVC double glazed window to the side, central heating radiator, the combi boiler is housed in here and light within. Access to the storage eaves.

OUTSIDE
To the front of the property the garden is mainly pebbled with planted features and planted beds. Iron gates provides access onto a paved driveway providing ample off street parking leading to the single detached garage with manual up and over door. The rear garden is laid to lawn with planted bed borders and paved patio area, perfect for outdoor dining and entertaining, 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.