Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Total area: approx. 51.0 sq. metres (549.0 sq. feet)

10 Dimple Wells Lane, Ossett, WF5 8RN

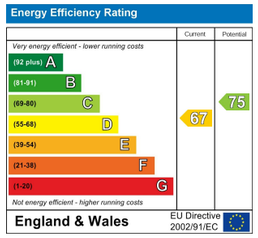
For Sale Freehold Offers Over £300,000

Enjoying a sought after cul-de-sac position is this superb two bedroom detached true bungalow, which has been renovated to an exceptional standard both internally and externally and is benefitting from no chain and a vacant possession. The property benefits from ample off road parking, with a tandem driveway providing parking for two vehicles and leading to a single garage. A porcelain paved pathway runs past an attractive lawned front garden with slate borders and timber fencing, leading to a covered entrance porch.

Internally, the entrance hall provides access to a useful meter cupboard and the spacious living room. The living room enjoys dual aspect windows and features timber double doors with glazed inserts leading through to the impressive kitchen. The kitchen has been finished to a high standard and is fitted with a range of integrated appliances. UPVC double glazed French doors open directly onto the landscaped rear garden, whilst a further UPVC double glazed window enjoys far reaching valley views towards Emley Moor Mast. An inner hallway provides access to two double bedrooms and a bespoke three piece house shower room. Externally, pathways run down both sides of the property to the landscaped rear garden. The garden features an Indian stone paved patio area, ideal for outdoor dining and entertaining, together with an attractive lawn. The garden is fully enclosed by timber fencing and also benefits from outside lighting, power and a water connection.

The property is conveniently situated within walking distance of local amenities and schools, whilst the M1 motorway network is only a short drive away, making it ideal for commuters. Regular bus services also provide access to Wakefield city centre.

Only a full internal inspection will truly reveal the quality, finish and setting this impressive bungalow has to offer. An early 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 HALL

UPVC double glazed side entrance door leading into the entrance hall, with two frosted UPVC double glazed side panels. Further UPVC double glazed window overlooking the front aspect, central heating radiator and two doors providing access to the meter cupboard and living room.

LIVING ROOM

10'2" x 17'1" (3.11m x 5.22m)

Two UPVC double glazed windows creating a dual aspect to the front and side. Double timber doors with glazed inserts lead through to the modern fitted kitchen, with a further door providing access to the inner hallway. Inset spotlights to the ceiling and central heating radiator.

KITCHEN

11'8" x 10'2" (3.56m x 3.11m)

Fitted with a range of wall and base units with laminate work surfaces over and matching upstands. Sink and drainer with black swan neck mixer tap, integrated oven and grill, separate four ring induction hob with extractor hood above, integrated full size dishwasher, integrated fridge and freezer and space and plumbing for a washing machine beneath the worktop. The combination boiler is housed within one of the kitchen cupboards. Further features include a kick space heater, inset spotlights to the ceiling, UPVC double glazed window to the side enjoying far reaching valley views towards Emley Moor Mast and UPVC double glazed French doors opening onto the rear garden.

INNER HALLWAY

Loft access and three doors providing access to two double bedrooms and the shower room.

BEDROOM ONE

8'4" x 8'11" (2.56m x 2.72m)

UPVC double glazed window overlooking the rear aspect and central heating radiator.

BEDROOM TWO

8'10" x 8'11" (2.71m x 2.73m)

UPVC double glazed window overlooking the side aspect and central heating radiator.

SHOWER ROOM

6'1" x 5'8" (1.87m x 1.74m)

Fitted with a bespoke three piece suite comprising wash basin with brass mixer tap set within high gloss vanity storage with brass fittings, concealed cistern low flush W.C. and walk in shower enclosure with L-shaped glazed shower screen and brass fittings. The shower benefits from a mixer shower with rainfall shower head and separate handheld attachment, together with a large brass ladder style heated towel radiator. Vanity mirror with integrated LED lighting, fully tiled walls and flooring, inset spotlights to the ceiling, extractor fan and frosted UPVC double glazed window to the side aspect.

OUTSIDE

To the front of the property is a tandem tarmac driveway providing off road parking for two vehicles and leading to a single garage with manual up and over door, power, lighting, outside light and frosted UPVC double glazed side window. An Indian stone paved pathway runs past an attractive lawned front garden with low maintenance slate borders and continues beneath a covered entrance porch with external lighting. The pathway continues around to the rear garden, where there is an Indian stone paved patio area and an L-shaped lawned garden enjoying an open aspect over the cricket pitch beyond. The garden is fully enclosed by timber panel fencing to three sides. Further features include a double external power socket, outside lighting, a pebbled pathway running down the opposite side and an external water connection.

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.

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.