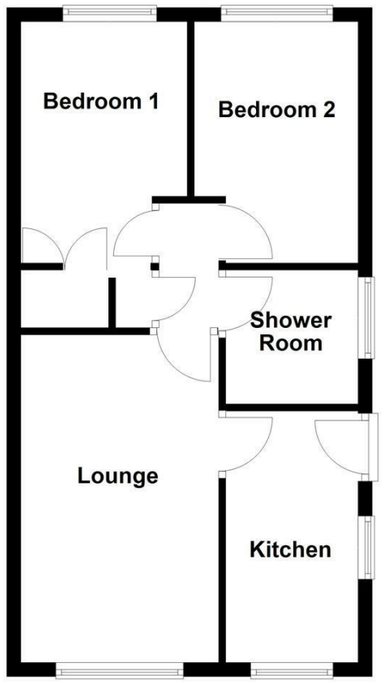
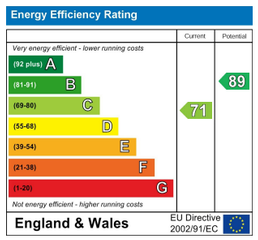
Ground Floor





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.

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

17 Garden Close, Ossett, WF5 0SQ

For Sale Freehold £210,000

Situated in a popular residential areas is this well maintained two bedroom semi detached bungalow, benefitting from UPVC double glazing and gas central heating throughout.

The accommodation briefly comprises a fitted kitchen, spacious living room, inner hallway, two bedrooms and a modern shower room. Externally, the property enjoys a lawned front garden and a tandem driveway to the side providing ample off road parking, leading to a detached garage. To the rear is a larger than average lawned garden incorporating a paved patio seating area, ideal for outdoor relaxation and entertaining.

The property is ideally positioned for a wide range of local amenities including shops, well regarded schools and regular bus routes, with Ossett town centre and its twice weekly market only a short distance away. The motorway network is also easily accessible, making it convenient for commuters.

Offered for sale with no onward chain and vacant possession, this property would make an ideal purchase for a professional couple or those looking to downsize. An early viewing is highly recommended.

ACCOMMODATION

KITCHEN
6'9" x 11'7" (2.07m x 3.55m)
Fitted with a range of wall and base units with work surfaces over, tiled splashbacks, stainless steel sink and drainer with mixer tap, space for a cooker, plumbing for a washing machine and space for a fridge. Laminate flooring, radiator and UPVC double glazed windows to the front and side elevations.

LOUNGE
9'3" x 15'1" (2.82m x 4.6m)
UPVC double glazed window to the front elevation, radiator, coving to the ceiling and electric fire. Door leading through to the inner hallway.

INNER HALLWAY
Providing loft access, airing cupboard and doors leading to two bedrooms and the modern shower room.

BEDROOM ONE
7'9" x 12'2" (2.37m x 3.71m)
UPVC double glazed window to the rear elevation, radiator and built in wardrobe.

BEDROOM TWO
7'8" x 11'6" (2.35m x 3.51m)
UPVC double glazed window to the rear elevation and radiator.

SHOWER ROOM/W.C.
6'2" x 6'2" (1.88m x 1.88m)
Modern suite comprising low flush WC, pedestal wash basin and walk in shower with mixer shower. Frosted double glazed window to the side elevation and chrome heated towel radiator.

OUTSIDE
To the front, the property enjoys a lawned garden with planted shrub borders and a driveway providing off street parking leading to a detached sectional concrete garage with up and over door. To the rear, there is a side lawned garden incorporating a flagged patio area and a timber framed summer house.

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

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.