WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
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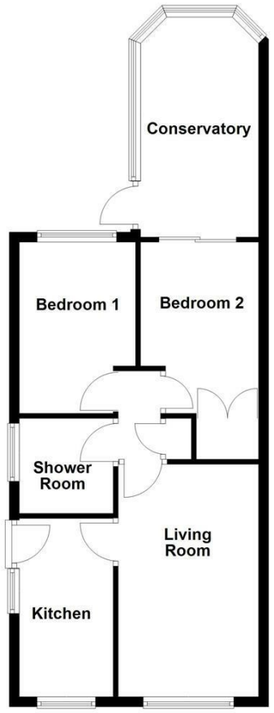
9 Garden Close, Ossett, WF5 0SQ

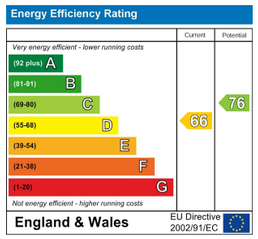
For Sale Freehold Offers In The Region Of £240,000

An attractively presented two bedroomed semi detached bungalow with a conservatory extension to the rear situated in this sought after residential area on the southern fringe of Ossett.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable and ready to move into bungalow has a good sized living with bay window to the front and feature fireplace. The kitchen is fitted with a good range of units with integrated appliances and windows to both the front and side. An inner hallway then leads through to two well proportioned bedrooms, one of which is currently used as a dining room. Adding onto the rear of the property is a good sized conservatory taking full advantage of the views over the back garden. The shower room is fitted to a good standard with a modern white and chrome three piece suite. Outside, the property has low maintenance gardens to the front and rear with paved seating area and established shrub borders, as well as ample driveway parking leading up to a single garage.

Ossett itself offers an excellent range of shops, schools and recreational facilities and is ideally placed for ready access into the surrounding city centres of Wakefield and Leeds.





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

LIVING ROOM
15'5" x 9'2" (4.7m x 2.8m)
Bay window to the front, double central heating radiator and feature fireplace with an attractive surround with marbled insert and hearth housing an electric fire.

KITCHEN
11'9" x 6'2" (3.6m x 1.9m)
Fitted with an attractive range of wood effect wall and base units with laminate work surfaces and tiled splash backs. Inset composite sink unit, four ring ceramic hob with filter hood over and built in oven. Integrated fridge/freezer and integrated washing machine. Windows to the front and side, external door to the side, central heating radiator and ceramic tiled floor.

INNER HALLWAY
Loft access point and useful built in cupboard.

BEDROOM ONE
11'1" x 7'6" (3.4m x 2.3m)
Window overlooking the back garden, central heating radiator and a range of fitted furniture with full height wardrobes, cupboards and bedside tables.

BEDROOM TWO
11'9" x 7'10" (max) (3.6m x 2.4m (max))
Currently used a dining room. Central heating radiator, double fronted fitted wardrobe and sliding French doors that lead through into the conservatory.

CONSERVATORY
14'5" x 8'2" (max) (4.4m x 2.5m (max))
Fine views over the back garden, double central heating radiator and an external door to the side.

SHOWER ROOM/W.C.
6'2" x 6'2" (1.9m x 1.9m)
Fitted with a three piece white and chrome suite comprising shower cubicle with twin head shower, vanity wash basin with drawers under and low suite w.c. Frosted window to the side, chrome ladder style heated towel rail, extractor fan, fully tiled walls and floor.

OUTSIDE
To the front the property has a pebbled garden for low maintenance, together with a block paved drive that passes the side of the bungalow leading up to the detached single garage. To the rear of the house there is a lovely enclosed garden, designed specifically for low maintenance with pebbled and paved sitting areas, as well as planted beds and borders.

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

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.

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