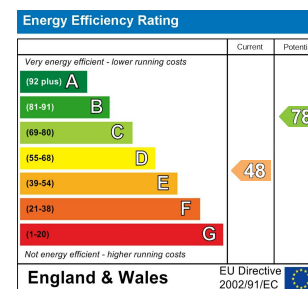
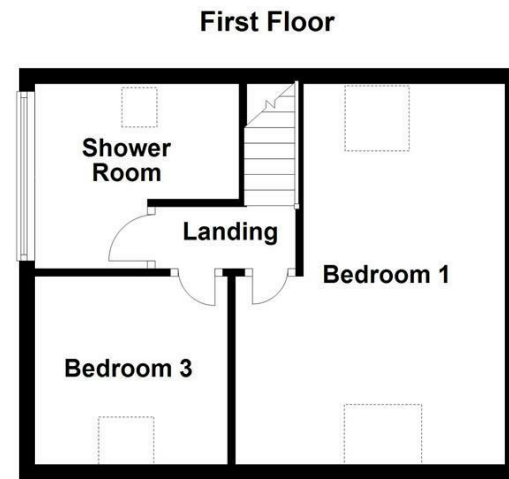
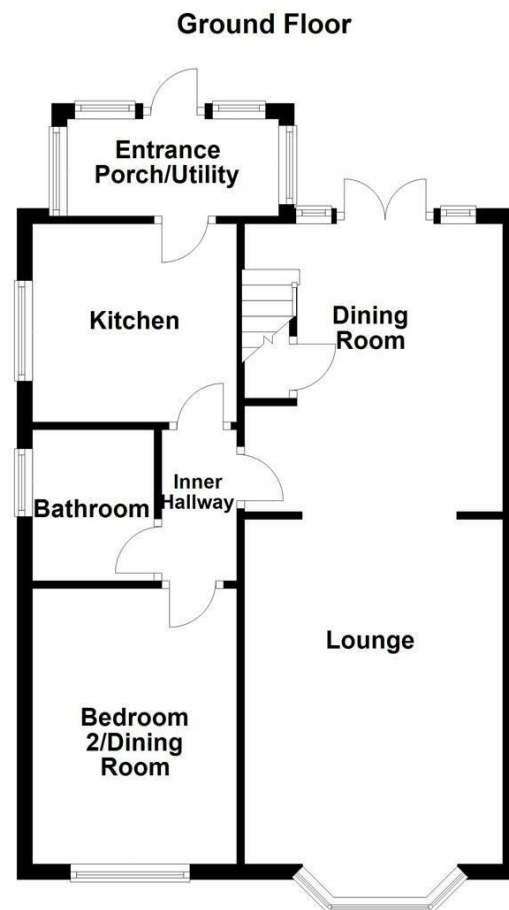




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NORMANTON | **PONTEFRACT & CASTLEFORD**
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IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or 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 www.mortgagesolutionsofwakefield.co.uk
 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 339572,
 Pontefract & Castleford office 01977 798844 or 07776458351,
 Ossett & Horbury offices 01924 266555
 and Normanton office 01924 899870.
 Alternatively email vince@mortgagesolutionsofwakefield.co.uk or chris@mortgagesolutionsofwakefield.co.uk

*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.



7 Greatfield Road, Ossett, WF5 0RX

For Sale Freehold Offers Over £225,000

Deceptive from the main roadside is this well appointed and spacious three bedroom semi detached bungalow benefiting from UPVC double glazing and gas central heating.

The accommodation fully comprises rear porch/utility, modern kitchen, inner hallway, dining room, lounge, bedroom two and bathroom/w.c. To the first floor there is two further bedrooms and modern shower room/w.c. Low maintenance gardens to the front, resin driveway at the side providing off street parking and attractive garden to the rear incorporating lawn and timber decked patio area.

Situated in the prime part of Ossett the property is well placed to local amenities including shops and schools, local bus routes are nearby. There is good access to the motorway network. There is a twice weekly town centre market.

Offered for sale with no chain involved and vacant possession. An ideal home for the growing family or those looking to downsize. A viewing comes highly recommended to fully appreciate and to avoid disappointment.



ACCOMMODATION

UTILITY ROOM/PORCH

78" x 47" [2.36m x 1.42m]
UPVC entrance door into the utility room. Tiled walls, slate tiled floor, plumbing for washing machine, space for condensing dryer, UPVC double glazed windows to either side of the entrance door. UPVC stable door into the kitchen.

KITCHEN

86" x 85" [2.61m x 2.57m]
A range of modern fitted wall and base units with work surface over incorporating sink and drainer, integrated oven and grill with four ring electric hob, pull out filter hood over, UPVC double glazed window to the side, space for fridge and freezer, slate tiled floor, space for dishwasher, door to the inner hallway.

INNER HALLWAY

Slate tiled floor, coving to the ceiling, doors into the lounge dining room, bathroom and bedroom.

BEDROOM TWO

86" x 118" [2.60m x 3.57m]
Currently used as a dining room. UPVC double glazed windows to the front and side, radiator, coving to the ceiling.



BATHROOM/W.C.

53" x 511" [1.61m x 1.81m]
Low flush w.c., wash basin, panelled bath with mixer shower attachment. Tiled walls and slate tiled floor, heated chrome towel radiator, UPVC double glazed frosted window to the side, recessed ceiling spotlights, coving to the ceiling.



DINING ROOM

120" x 1011" [3.66m x 3.33m]
Exposed wooden floorboards, UPVC double glazed French doors to the rear with UPVC double glazed windows to either side, radiator, stairs to the first floor landing, coving to the ceiling, doors to the understairs storage, squared archway into the lounge.



LOUNGE

167" into bay x 1010" [5.07m into bay x 3.32m]
UPVC double glazed bay window to the front, radiator, coving to the ceiling, exposed wooden floorboards, electric fire with modern surround.



FIRST FLOOR LANDING

Doors to two bedrooms and shower room/w.c.

BEDROOM ONE

109" max x 76" min x 161" [3.30m max x 2.30m min x 4.91m]
Double glazed Velux windows to the front and to the rear, sloping roof, radiator, tv. point.



BEDROOM THREE

85" x 79" [2.59m x 2.37m]
Sloping roof to one side, double glazed Velux window to the front, radiator, recess ceiling spotlights.

SHOWER ROOM/W.C.

80" x 710" max [2.45m x 2.41m max]
Sloping roof to one side, low flush w.c., wash basin over pedestal, part tiled walls, slate tiled floor, heated chrome towel radiator, storage cupboard, double glazed Velux window to the rear, fully tiled corner shower cubicle with mixer shower.



OUTSIDE

To the rear there is a good sized garden incorporating lawn and timber decked patio area ideal for entertaining purposes. Flush fitting recessed lights, greenhouse, timber built shed and vegetable patch. Gated access leading to resin driveway at the side providing off street parking. To the front there is a low maintenance pebbled garden with plants and shrubs bordering.



COUNCIL TAX BAND

The council tax band for this property is C.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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.