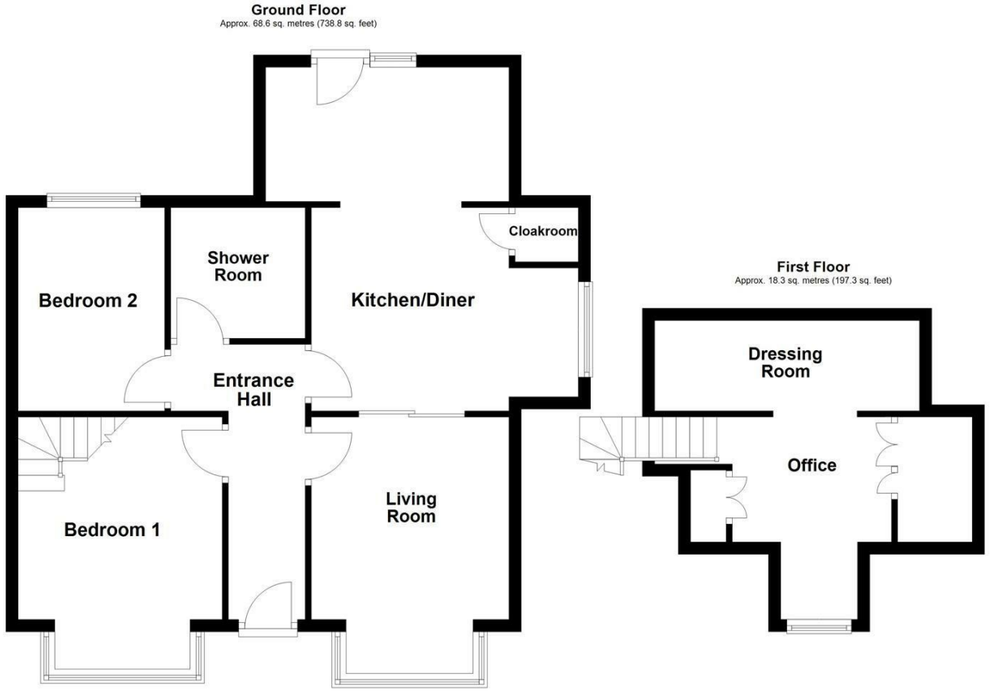


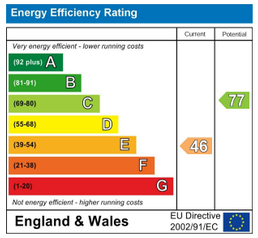
Total area: approx. 87.0 sq. metres (936.1 sq. feet)

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

92 Manor Road, Ossett, WF5 0LQ

For Sale Freehold £335,000

Situated in Ossett is this superbly appointed and attractive two bedroom detached bungalow, offering an occasional loft room, solid wood internal doors throughout, UPVC double glazing and gas central heating.

The accommodation briefly comprises entrance hall, living room, separate dining room with opening to the extended kitchen, shower room with contemporary suite and two double bedrooms, the master bedroom with a staircase leading up to an occasional loft room suitable for a variety of purposes. Outside, there are lawned gardens to the front and rear with plants and shrubs bordering, the rear garden also incorporating a block paved terraced patio ideal for entertaining purposes. A block paved driveway providing ample off street parking leading to a detached garage with adjoining utility room and w.c.

Situated in this poplar part of Ossett, the property is well placed for access to a range of amenities including local shops, schools bus routes, twice weekly market and excellent access to junction 40 of the M1 and M62 motorway network, ideal for those wishing to commute further afield.

Simply a fantastic bungalow, which would ideally suit the professional couple or those looking to downsize and an early viewing comes highly recommended to fully appreciate the accommodation on offer.

ACCOMMODATION

ENTRANCE HALL
14'9" x 7'2" (max) x 4'1" (min) (4.50m x 2.20m (max) x 1.25m (min))
Composite front entrance door leading into the entrance hall, featuring inset spotlights to the ceiling and five solid wooden doors providing access to the living room, two bedrooms, the modern house shower room, and the spacious kitchen diner.

KITCHEN DINER
14'11" x 19'6" (max) x 10'11" (min) (4.56m x 5.96m (max) x 3.34m (min))
Fitted with a range of wall and base high gloss units with laminate work surfaces and tiled splashbacks. 1.5 sink with waste disposal unit, twin integrated oven and grill with integrated Hotpoint microwave, four ring induction hob with curved glass extractor over, built-in wine rack display cabinet, inset ceiling spotlights, plumbing for washing machine, integrated 70/30 fridge freezer, integrated wine cooler, kick heater, and laminate flooring. Dual aspect with UPVC double glazed window to the side and UPVC double glazed window and door overlooking and leading to the rear garden. Solid wooden door providing access to a built-in cloakroom cupboard with tiled floor, inset spotlight, shelving and coat rails.

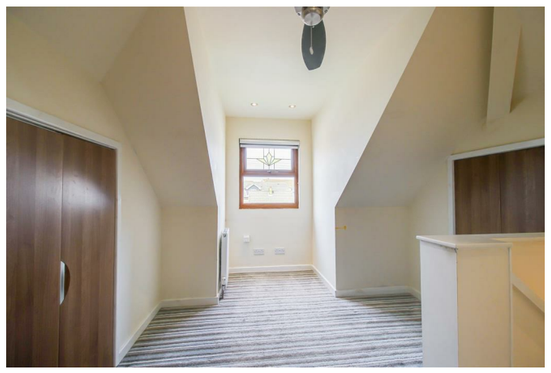
LIVING ROOM
10'7" x 12'10" (max) x 10'10" (min) (3.25m x 3.93m (max) x 3.32m (min))
A well presented reception room with a rectangular UPVC double glazed bay window to the front aspect, incorporating stained glass inserts. Electric fire set within a decorative surround with matching interior, central media point, inset spotlights to the ceiling, and solid wooden sliding doors with glass inserts leading into the kitchen diner.

SHOWER ROOM
6'9" x 6'2" (2.08m x 1.90m)
Modern three piece suite comprising walk-in shower with glass screen and chrome mixer shower with rainfall showerhead and handheld attachment, low flush WC with concealed cistern, wash basin set within high gloss floating drawer unit, chrome fittings, fully tiled walls and floor, chrome heated towel radiator, inset ceiling spotlights, and UPVC double glazed frosted window to the rear elevation.

BEDROOM ONE
12'10" x 10'10" (max) x 10'10" (min) (3.93m x 3.32m (max) x 3.32m (min))
Rectangular bay window with stained glass inserts overlooking the front aspect, inset ceiling spotlights, central media point, and staircase with glass balustrade leading to the office area.

BEDROOM TWO
7'10" x 11'0" (2.40m x 3.36m)
UPVC double glazed window overlooking the rear aspect, inset ceiling spotlights and central media point.

OFFICE
8'8" x 10'10" (max) x 7'8" (min) (2.65m x 3.32m (max) x 2.36m (min))
Inset ceiling spotlights, ceiling fan, built in double wardrobes to either side, central media point, and opening leading into the dressing room with fixed wardrobe rails, inset spotlights, and wall mounted combination boiler.



UTILITY ROOM
10'4" x 5'6" (3.16m x 1.69m)
The utility room is adjoining the garage and has a fully tiled floor with tiled upstands, a range of base units with laminate work surface and tiled splashback, circular ceramic sink with chrome mixer tap, UPVC double glazed frosted window to the side aspect, inset ceiling spotlights, and opening providing access to the WC.

W.C.
3'7" x 5'6" (1.10m x 1.69m)
Low flush WC, wall mounted wash basin with mixer tap, part tiled walls, fully tiled floor, tiled upstands, UPVC double glazed frosted window to the side aspect, and inset ceiling spotlights.

OUTSIDE
To the front is an attractive lawned garden with planted borders and railway sleeper edging, together with a block paved driveway providing ample off road parking and leading to the detached garage. A covered porch with lighting sits beside the front entrance. There is secure gated access leading to the fully enclosed garden with lawned area, planted borders, block paved patio ideal for outdoor dining, outside power socket, exterior lighting, and fenced boundaries to all sides. The detached garage has an up-and-over door, power and lighting, side window. Separate access leading to the utility area and w.c. Outdoor tap.

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

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.

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.