WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

5 Barmby Crescent, Ossett, WF5 0DR

For Sale Freehold £280,000

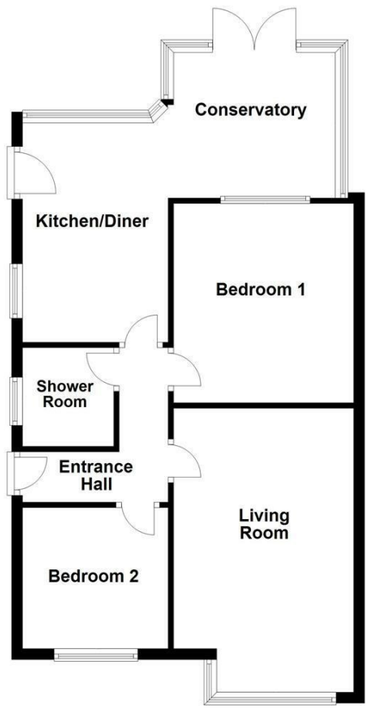
Nestled in a cul-de-sac location in the sought after town of Ossett is this two bedroom semi detached bungalow benefitting from well proportioned accommodation including a conservatory extension, driveway with garage and gardens to the front and rear.

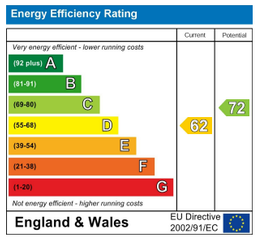
The property briefly comprises of the entrance hall, living room, two bedrooms, modern shower room, kitchen/diner and conservatory. Outside to the front is a lawned garden and driveway providing off road parking leading to the single detached garage. Whilst to the rear is an enclosed artificial lawned garden with patio areas, perfect for al fresco dining.

Situated in this popular part of Ossett, the property is well placed for access to a range of amenities including local shops, schools, bus routes and good access to the motorway network for those wishing to commute further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

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.

ACCOMMODATION

ENTRANCE HALL
Composite side entrance door, loft access, doors to the living room, two bedrooms, shower room and kitchen/diner.

LIVING ROOM
16'10" x 10'11" (max) x 8'4" (min) (5.15m x 3.35m (max) x 2.55m (min))
UPVC double glazed window to the front, central heating radiator, coving to the ceiling and wall mounted electric heater.

BEDROOM ONE
11'0" x 12'0" (3.36m x 3.68m)
UPVC double glazed window to the conservatory, central heating radiator, set of fitted wardrobes and storage units.

BEDROOM TWO
8'4" x 8'7" (2.56m x 2.62m)
UPVC double glazed window to the front and central heating radiator.

SHOWER ROOM/W.C.
6'0" x 5'4" (1.85m x 1.63m)
Three piece suite comprising low flush w.c., shower cubicle with shower head attachment, wash basin with storage and mixer tap. UPVC double glazed frosted window to the side, column central heating radiator and shaver socket point.

KITCHEN/DINER
8'6" x 14'7" (2.6m x 4.45m)
Range of modern wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, integrated double oven with four ring electric hob and extractor hood. Space and plumbing for a washing machine, an opening to the conservatory, UPVC double glazed windows to the side and rear, composite side door and central heating radiator.

CONSERVATORY
9'4" x 8'10" (2.87m x 2.7m)
Surrounded by UPVC double glazed windows, UPVC double glazed window looking into bedroom one, central heating radiator and a set of UPVC double glazed French doors to the rear garden.

OUTSIDE
To the front the garden is laid to lawn with planted features including mature trees and shrubs. A driveway provides off road parking for several vehicles running down the side of the property leading to the single detached garage with up and over door. To the rear is a low maintenance garden incorporating artificial lawn with raised and decked patio areas, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

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

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.

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