Richard Kendall Estate Agent

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1 Healey Drive, Ossett, WF5 8LU

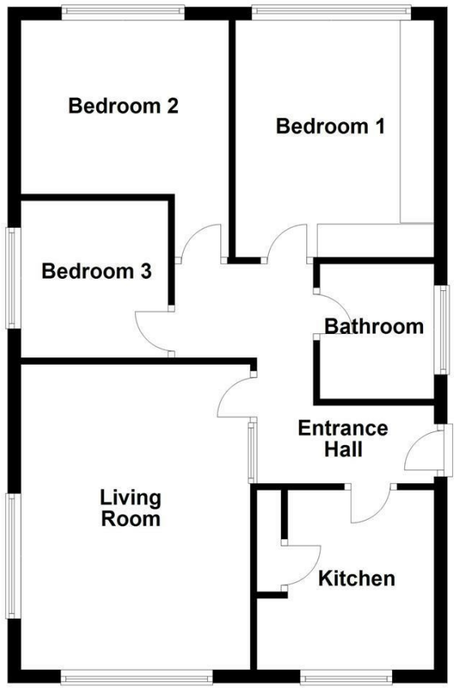
For Sale Freehold Offers Over £275,000

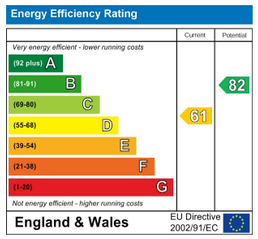
A three bedroom detached true bungalow enjoying a corner plot position with a spacious living room, fitted bedroom furniture to bedroom one and set on a substantial plot with ample off road parking.

The accommodation fully comprises entrance hall, living room, kitchen, three bedrooms and bathroom/w.c. Outside, the property is situated on a corner plot and has a driveway at the front leading to the detached double garage, the side lawned garden is surrounded by stunning plants, trees and shrubs, whilst to the rear the lawned garden continues and there is a patio area.

Situated within walking distance to the amenities such as shops and schools located nearby with great access to the M1 motorway, which is only a short drive away. Ossett town centre boasts a twice weekly market, bus station and an internal viewing on this property 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.

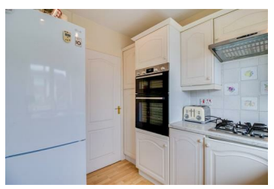
PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

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
UPVC side entrance door, laminate flooring, central heating radiator, doors leading off to the living room, kitchen, bedrooms and bathroom/w.c. Loft access.

KITCHEN
8'11" x 8'9" (2.73m x 2.69m)
A range of wall and base units with laminate work surface over, tiled splashback above, stainless steel sink and drainer with mixer tap, plumbing and drainage for a washing machine, space for fridge freezer, integrated twin oven and grill, four ring gas hob and cooker hood over. Laminate flooring, inset spotlights to the ceiling, UPVC double glazed window to the front, door into the boiler cupboard with combi boiler.



LIVING ROOM
15'3" x 11'5" (4.65m x 3.49m)
Coving to the ceiling, ceiling rose, UPVC double glazed windows to the front and side enjoying a dual aspect, central heating radiator, electric fire on a tiled hearth with decorative stone built surround extending to either side.

BATHROOM/W.C.
6'7" x 5'6" (2.03m x 1.68m)
Three piece suite comprising panelled bath with two taps, shower screen and electric shower over, a pedestal wash basin with two taps, low flush w.c., tiled walls, tiled floor, central heating radiator, coving to the ceiling, inset spotlights to the ceiling extractor fan to the ceiling, UPVC double glazed frosted window to the side.

BEDROOM ONE
11'9" x 9'11" (3.60m x 3.03m)
UPVC double glazed window to the rear, central heating radiator, a range of fitted wardrobes and drawers with dressing table.

BEDROOM TWO
7'1" x 11'9" max x 8'7" min (2.16m x 3.60m max x 2.64m min)
UPVC double glazed window to the rear, central heating radiator.

BEDROOM THREE
7'11" x 7'3" (2.42m x 2.23m)
UPVC double glazed window to the side aspect, central heating radiator, laminate flooring and is currently used as a dining room.

OUTSIDE
To the front of the property there is a cast iron swing gate providing access onto a concrete driveway providing off road parking for four vehicles leading to the detached double garage with electric up and over door, power and light. side entrance door and single glazed frosted window. To the rear, the garden has a paved patio area ideal for entertaining and dining purposes and overlooking a planted area with attractive lawn that flows around to the side, enjoying a corner plot position. Stunning planted borders, mature plants, fruit trees, willow trees and bushes./ Brick walling and stone walling surrounds. Outside water point.

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.