



#### 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



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## 47 Pildacre Brow, Ossett, WF5 8QS

**For Sale Freehold Offers In The Region Of £235,000**

A superbly presented three bedroom detached true bungalow in a pleasant cul-de-sac location benefitting from modern kitchen, spacious conservatory, ample off road parking with semi-detached garage and attractive rear garden.

The accommodation fully comprises entrance hall, w.c., lounge/diner, modern fitted kitchen, inner hallway, bathroom/w.c., three bedrooms with bedroom two provides access to the conservatory. Outside to the front there is a pebbled garden with driveway providing ample off road parking leading to the single semi-detached garage. To the rear is an attractive enclosed garden with Indian stone paved patio area, lawned garden and pebbled sitting area with timber shed and timber summerhouse.

Located close to amenities such as local shops and schools located within the sought after area of Ossett, which benefits from a twice weekly market. The M1 motorway is only a short distance away ideal for those looking to travel further afield. Local bus routes travel to and from Wakefield and Dewsbury centres.

Only a full internal inspection will reveal all that is on offer and an internal viewing comes recommended.

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## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door with frosted panel, coving to the ceiling, central heating radiator and doors to the lounge/diner and downstairs w.c.

### W.C.

31" x 51" [0.94m x 1.56m]

Pedestal wash basin with mixer tap and tiled splash back, low flush w.c., central heating radiator and UPVC double glazed frosted window overlooking the side aspect.

### LOUNGE/DINER

12'7" x 19'10" [3.85m x 6.06m]

UPVC double glazed windows to the front and side, coving to the ceiling, dado rail, electric fire, two central heating radiators and doors to the kitchen and inner hallway.



### KITCHEN

8'2" x 11'9" [2.50m x 3.59m]

Range of wall and base units with laminate work surface over, 1 1/2 sink and drainer with swan neck mixer tap, integrated twin oven and grill, four ring gas hob and cooker hood. Pluming for a washing machine and space for a fridge/freezer. Matching cupboard housing the combi condensing boiler, inset spotlights, UPVC double glazed window overlooking the side aspect and composite door to the side driveway.

### HALLWAY

Loft access with bi-folding ladder and doors to three bedrooms, shower room and storage cupboard.

### BEDROOM ONE

11'9" x 11'6" [3.60m x 3.53m]

UPVC double glazed window overlooking the rear aspect, central heating radiator and fitted wardrobes.



### BEDROOM TWO

11'9" [max] x 9'8" [min] x 6'6" [3.59m [max] x 2.95m [min] x 2.0m]

Set of UPVC double glazed French doors to the conservatory.



### CONSERVATORY

9'4" x 8'7" [2.85m x 2.63m]

Pitch tinted double glazed 'self-cleaning' glass roof, UPVC double glazed windows to three sides, inset spotlights, a set of UPVC double glazed French doors to the rear garden and electric heater.



### BEDROOM THREE

8'1" x 7'9" [2.48m x 2.38m]

UPVC double glazed window overlooking the side elevation and central heating radiator.



### SHOWER ROOM/W.C.

7'1" x 5'6" [2.16m x 1.68m]

Three piece suite comprising shower cubicle with mixer shower, low

flush w.c. and wall hung wash basin with mixer tap. UPVC double glazed frosted window overlooking the side aspect, chrome ladder style radiator, inset spotlights and extractor fan.



### OUTSIDE

To the front of the property is a low maintenance pebbled garden and driveway running down the side of the property providing off road parking for several vehicles leading to the single semi-detached garage [5.11m x 2.75m] with manual roller door. To the rear is an attractive garden with Indian stone paved patio area, perfect for outdoor dining, a lawned garden and pebbled seating area with timber shed and timber summerhouse, surrounded by timber fencing.



### COUNCIL TAX BAND

The council tax band for this property is C.

### FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

### 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.