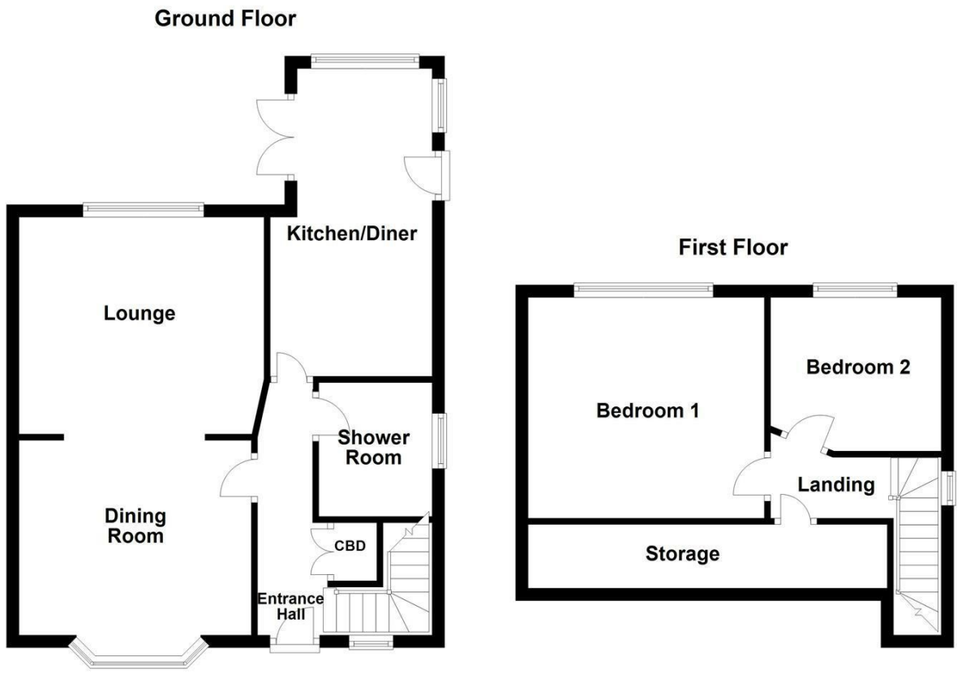
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



# 3 Wilman Drive, Ossett, WF5 8DJ

## For Sale Freehold £215,000

Well appointed throughout is this deceptively spacious and extended two bedroom semi detached dormer bungalow benefiting from UPVC double glazing and gas central heating.

The accommodation fully comprises entrance hall, extended kitchen, dining room, lounge, shower room/w.c., first floor landing and two bedrooms. Outside there is a pebbled garden to the front with shrubs and trees, driveway at the side providing off road parking and to the rear there is an attractive lawned garden incorporating flagged patio. In addition there is also timber framed summerhouse and shed.

Situated in this popular part of Ossett, the property is well placed to local amenities including shops and good schools. There are main bus routes to and from the town centre which benefits from a twice weekly market and for the commuter there is good access to the motorway networks.

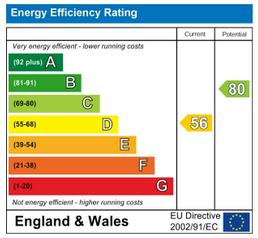
Offered for sale with no chain and vacant possession, an ideal home for the working couple or those looking to downsize. An early viewing comes recommended.

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 entrance door, UPVC double glazed frosted window to the front, stairs to the first floor landing, cloaks storage cupboard, coving to the ceiling, radiator, laminate flooring, doors to the dining room, extended kitchen and shower room/w.c.

### SHOWER ROOM
6'5" x 5'4" (1.97m x 1.63m)
Low flush w.c., wash basin over pedestal, walk in shower with mixer shower, tiled walls and floor, heated chrome towel radiator, UPVC double glazed frosted window to the side.

### DINING ROOM
11'8" x 11'3" (3.56m x 3.43m)
UPVC double glazed window to the front, radiator, coving to the ceiling, archway into the lounge.

### LOUNGE
11'5" x 12'4" (3.5m x 3.78m)
Electric fire, UPVC double glazed window to the rear, radiator and coving to the ceiling.

### EXTENDED KITCHEN DINER
15'8" x 8'4" max x 6'4" min (4.78m x 2.56m max x 1.94m min)
A range of wall and base units with work surface over incorporating sink and drainer, plumbing for washing machine, space for fridge freezer, drawers, integrated oven and grill, four ring electric hob, tiled splashback, laminate flooring, radiator, UPVC door and window to one side, UPVC double glazed French doors to the other side, UPVC window to the rear.

### FIRST FLOOR LANDING
Door into storage eaves. UPVC double glazed frosted window to the side, doors to two bedrooms.

### BEDROOM ONE
12'3" x 9'0" (3.74m x 2.76m)
UPVC double glazed window to the rear, radiator, built in wardrobes to one wall.

### BEDROOM TWO
8'11" max x 8'6" max (2.73m max x 2.61m max)
UPVC double glazed window to the rear, radiator, laminate flooring.

### OUTSIDE
To the rear there is a lawned garden with plants and shrubs bordering. Patio area, timber framed summerhouse and timber frame garden shed. There is a pebbled garden to the front with shrubs and plants, driveway at the side providing off road parking.

### WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"The property is in a quiet residential neighbourhood with friendly neighbours and local bus routes to Dewsbury and Wakefield".

### 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.