Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

# 16 Westfield Drive, Ossett, WF5 8HJ

## For Sale Freehold £220,000

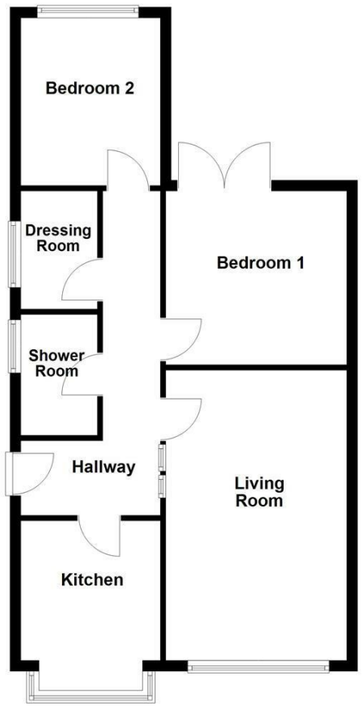
Introducing to the market is this extended two bedroom semi detached bungalow in the sought after location of Ossett and benefitting from spacious accommodation, driveway with garage and low maintenance gardens.

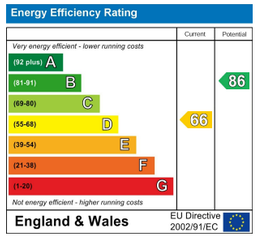
The property briefly comprises of the hallway, kitchen, living room, two bedrooms, dressing room and shower room. Externally is a front buffer yard and shared driveway leading to the brick built garage. To the rear is a low maintenance paved patio area, surrounded by timber fencing.

Situated close to Ossett town centre the property is ideally located for all shops and amenities. Main bus routes run to and from Wakefield and Horbury. For those wishing to commute further afield, the motorway network is only a short drive away.

Ideal for couples or those looking to downsize and a viewing comes highly recommended to fully appreciate everything this accommodation has to offer.

### 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

### HALLWAY
UPVC side entrance door, central heating radiator, doors to the kitchen, living room, two bedrooms, shower room and dressing room.

### KITCHEN
8'6" x 8'6" (2.61m x 2.60m)
Range of wall and base units with laminate work surface over, integrated cooker with four ring gas hob with extractor fan. Space and plumbing for a washing machine, stainless steel sink and drainer with mixer tap, integrated fridge/freezer, UPVC double glazed window to the front elevation.

### LIVING ROOM
10'11" x 17'10" (3.34m x 5.46m)
Central heating radiator, UPVC double glazed window to the front elevation, frosted windows looking through into the hallway and gas fireplace with stone feature surround.

### SHOWER ROOM/W.C.
7'4" x 5'0" (2.25m x 1.53m)
Walk in shower unit with shower head attachment and hand rails, wall mounted hand wash basin and concealed cistern low flush w.c. Loft access, UPVC double glazed frosted window to the side elevation, central heating radiator, tiled walls and floor.

### BEDROOM ONE
11'3" x 10'7" (3.43m x 3.23m)
Range of fitted wardrobes, central heating radiator and UPVC patio doors leading to the rear garden.

### DRESSING ROOM
7'2" x 5'7" (2.2m x 1.72m)
Range of fitted wardrobes and UPVC double glazed windows to the side elevation.

### BEDROOM TWO
10'2" x 8'4" (3.12m x 2.56m)
Central heating radiator, UPVC double glazed window to the rear elevation.

### OUTSIDE
To the front is a low maintenance buffer yard and shared driveway leading to the brick built garage with manual up and over door. To the rear is a paved patio area, 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.