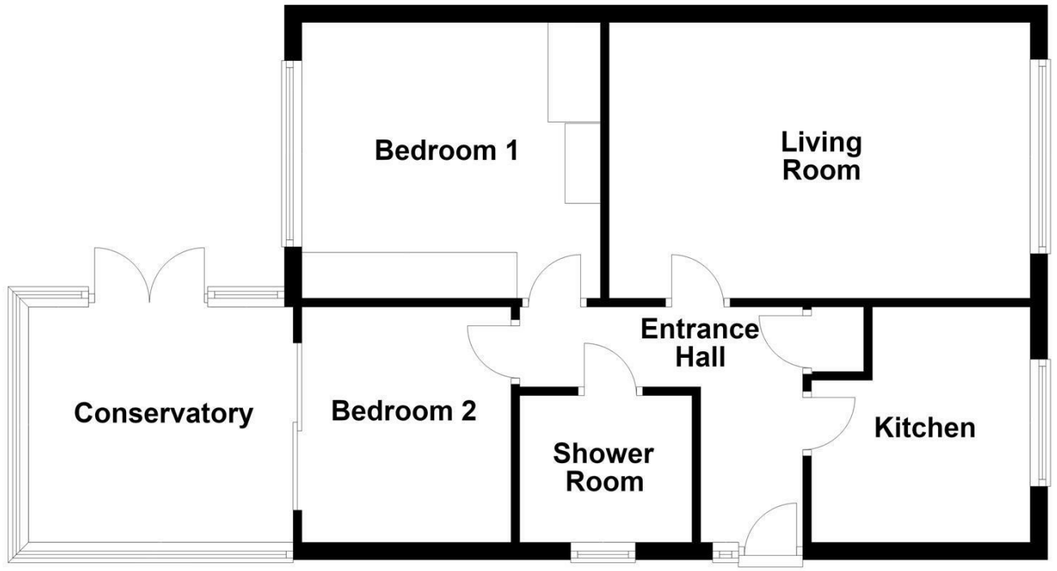
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Ground Floor





4 Maryfield Gardens, Ossett, WF5 0TW

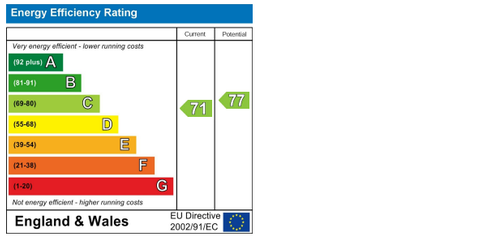
For Sale Freehold £230,000

A well presented and deceptively spacious two bedroom semi detached bungalow, occupying a pleasant position and benefitting from generous off road parking, a detached garage and an attractively landscaped rear garden.

The accommodation briefly comprises an entrance hall, spacious living room, modern fitted kitchen, two double bedrooms and a contemporary shower room. Bedroom two provides access into the conservatory, which in turn opens directly onto the rear garden and creates an additional reception space overlooking the outside areas. Externally, the property benefits from an attractive lawned garden to the front and a sweeping driveway providing ample off road parking and leading to the detached garage. To the rear is a beautifully maintained garden with an L-shaped Indian stone patio, lawn, central pathway and established planted borders, providing an excellent setting for outdoor dining and entertaining.

The property would make an ideal purchase for those looking to downsize, retire or simply enjoy single level living in a well established residential location.

Only a full internal inspection will truly reveal everything this appealing bungalow has to offer. An early viewing is highly 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 side entrance door leading into the entrance hall with frosted UPVC double glazed side panel overlooking the side aspect. Coving to the ceiling and loft access. Six doors provide access to the modern fitted kitchen, spacious living room, shower room, two double bedrooms and boiler cupboard housing the combination boiler.

KITCHEN
8'9" x 8'4" (2.68 x 2.56)
Fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks. One and a half bowl stainless steel sink and drainer with mixer tap, integrated oven and grill, four ring gas hob with extractor hood above, space and plumbing for a washing machine and space for a small under-counter fridge or freezer. Under-cabinet lighting, display cabinet with glazed shelving and integrated lighting, inset spotlights to the ceiling, coving and laminate flooring. UPVC double glazed window overlooking the front aspect.



LIVING ROOM
15'11" x 10'4" (4.86m x 3.17m)
UPVC double glazed window overlooking the front aspect and central heating radiator. Three wall lights and coving to the ceiling. Feature electric fire set on a marble hearth with matching marble inset and decorative surround.

SHOWER ROOM
6'7" x 5'2" (2.02m x 1.59m)
Fitted with a three piece suite comprising concealed cistern low flush W.C., wash basin with chrome mixer tap set within a laminate work surface with high gloss vanity storage below and larger than average shower enclosure with glazed sliding doors and mixer shower. Fully tiled walls, central heating radiator, extractor fan and UPVC clad ceiling. Frosted UPVC double glazed window overlooking the side aspect.



BEDROOM ONE
11'4" x 10'4" (3.47m x 3.17m)
UPVC double glazed window overlooking the rear aspect and central heating radiator. Coving to the ceiling and a comprehensive range of fitted bedroom furniture including wardrobes and drawers.



BEDROOM TWO
8'10" x 7'10" (2.70m x 2.40m)
Coving to the ceiling and central heating radiator. UPVC double glazed sliding patio doors providing access into the conservatory.



CONSERVATORY
9'10" x 8'8" (3.02m x 2.66m)
UPVC double glazed windows to three sides and UPVC double glazed French doors opening onto the rear garden. Ceiling fan, power, lighting and central heating radiator



DETACHED GARAGE
18'0" x 9'0" (5.49m x 2.76m)
Single detached garage with electric up and over door, power and lighting.

OUTSIDE
To the front is an attractive lawned garden together with a sweeping tarmacadam driveway providing ample off road parking for several vehicles. A timber entrance porch with tiled roof sits above the side entrance door, complemented by a chrome up-and-down external light. The driveway leads to the detached garage. A timber gate provides access into the landscaped rear garden. Immediately to the rear is an L-shaped Indian stone paved patio area with low maintenance pebbled edging, providing an ideal space for outdoor dining and entertaining. Beyond is an attractive lawn with a central paved pathway and planted borders to three sides. The garden is fully enclosed by timber panel 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.