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



27 Junction Lane, Ossett, WF5 0HF

For Sale Freehold £230,000

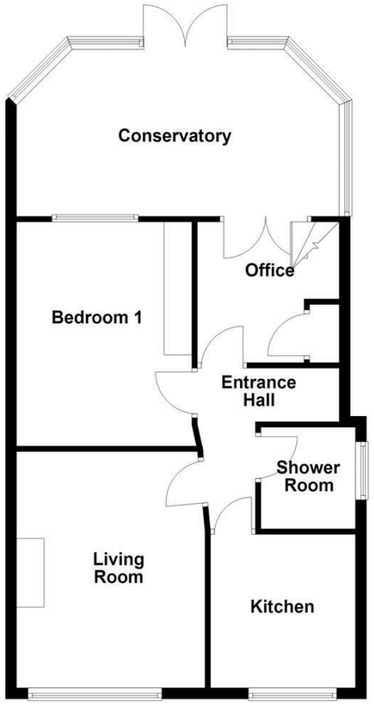
A superb opportunity to purchase this two bedroom semi detached bungalow, offering spacious and versatile living accommodation arranged over two floors and benefitting from solar panels which generate income. The property benefits from a spacious living room, modern fitted kitchen, large conservatory, front and rear gardens, off road parking, single detached garage, UPVC double glazing and gas central heating.

The accommodation is accessed via the entrance hall, with doors leading to a spacious living room featuring an attractive fireplace, a modern kitchen, stunning shower room, bedroom one with fitted wardrobes, and an office with staircase access to the first floor. Double doors lead into the large conservatory, which enjoys views over the landscaped rear garden and completes the ground floor accommodation. To the first floor, there is a further double bedroom and access into a boarded loft room with lighting, providing excellent additional storage. Externally, the property enjoys an attractive and generously sized front garden with planted borders. A cast iron gate provides access to a concrete pathway, with timber fencing to two sides. A pathway continues down the side of the property to a gate leading into the rear garden. The rear garden is beautifully maintained, featuring two patio seating areas, an attractive lawn and a central pathway leading to a timber gate. Beyond the rear garden is access to the single detached garage, complete with manual up and over door, with additional concrete off road parking to the side.

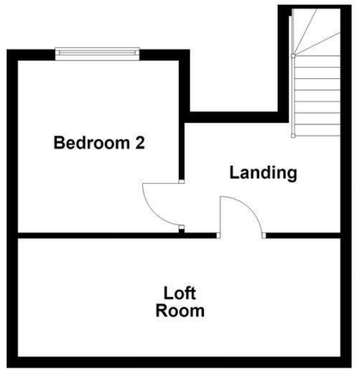
The property is within walking distance of local amenities and schools, situated in the sought after village of Ossett. It is also well placed for access to the M1 motorway, ideal for those commuting further afield, with regular bus routes travelling to and from Wakefield city centre.

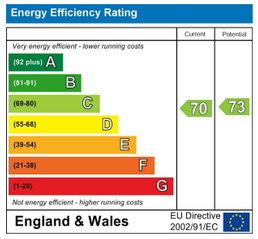
Only a full internal inspection will reveal all that this quality home has to offer and an early viewing is highly recommended.

Ground Floor



First 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*

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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. The entrance hall has dado rail, central heating radiator and coving to the ceiling. Doors provide access to the modern shower room, spacious living room with feature fireplace, stunning kitchen, bedroom one and the office, which houses the staircase to the second floor landing.

KITCHEN
9'1" x 8'3" (2.79m x 2.54m)
With ceiling rose, coving to the ceiling and a range of wall and base units with laminate work surfaces over. Tiled splashback above a ceramic sink with mixer tap and swan neck. Integrated oven and grill with four ring gas burner and cooker hood over. Space for a freestanding fridge freezer, plumbing for a washing machine and further space under the counter. Central heating radiator, timber clad half walls and dado rail.

LIVING ROOM
14'0" x 11'2" (4.29m x 3.41m)
With ceiling rose, coving to the ceiling, gas fire on a marble hearth with matching interior and wooden decorative surround. Dado rail, two wall lights, central heating radiator and UPVC double glazed window overlooking the front aspect.



SHOWER ROOM
5'2" x 5'10" (1.60m x 1.80m)
Comprising a three piece suite with low flush WC, wash basin with chrome waterfall mixer tap set within a vanity unit with storage below, and walk in shower cubicle with solid glass shower screen and electric shower. Fully tiled walls, central heating radiator, UPVC double glazed frosted window to the side aspect, coving to the ceiling and extractor fan to the ceiling.



BEDROOM ONE
10'1" x 13'3" (3.09m x 4.05m)
With coving to the ceiling, UPVC double glazed window looking through to the conservatory, dado rail, central heating radiator and a range of fitted wardrobes to one wall providing a wealth of storage.



OFFICE
8'3" x 9'3" (2.54m x 2.84m)
With ceiling rose, coving to the ceiling and staircase with chrome handrail leading to the second floor landing. Central heating radiator, dado rail and small door providing access to understairs storage cupboard.



CONSERVATORY
9'10" x 18'9" (3.02m x 5.73m)
With UPVC double glazed windows, set of UPVC double glazed French doors to the rear garden, two central heating radiators, light and power.



FIRST FLOOR LANDING
Providing access to the loft room and bedroom two. The loft room has partial coving to the ceiling, dado rail and is fully boarded with lights, providing a wealth of storage.

BEDROOM TWO
10'4" x 9'7" (3.15m x 2.93m)
With UPVC double glazed window overlooking the rear elevation, dado rail, coving to the ceiling and central heating radiator.



OUTSIDE
To the front, there is a large and attractive lawned garden with pebble borders to two sides and a concrete pathway leading to a cast iron gate. The garden is enclosed by timber panel fencing to two sides. To the rear of the property, there is a private road with a concrete parking space and a single detached garage with manual up and over door, providing further off road parking. A timber gate provides access into the enclosed rear garden, which features a paved patio area, timber decked patio area and a paved pathway leading alongside an attractive lawned garden. There is also a timber shed and timber panel fencing to all three sides, making the garden fully enclosed. A paved pathway leads through a cast iron gate to the side of the property, where there is an outside light by the side entrance door and a water point connection under the bathroom window.





SOLAR PANELS OWNED
The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.

COUNCIL TAX BAND
The council tax band for this property is B.

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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.