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 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



## 39 Millfields, Ossett, WF5 8HE

### For Sale Freehold Offers Over £318,500

Nestled in a cul-de-sac location in the sought after town of Ossett is this deceptively spacious three bedroom detached bungalow benefitting from well proportioned accommodation throughout, expansive driveway and attractive rear garden.

The property briefly comprises of the entrance hall, living room, kitchen/diner, utility room, three bedrooms, the shower room and two storage cupboards. Outside to the front of the property the garden is laid to lawn with a generously proportioned pebbled driveway providing ample off road parking for several vehicles leading down the side of the property. To the rear the garden is laid to lawn incorporating a patio area, perfect for entertaining and dining purposes with a garden shed with power, enclosed by timber fencing.

Situated in a popular part of Ossett the property is well placed to local amenities including shops and good schools. Local bus routes are nearby and Ossett has a twice weekly market.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

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## ACCOMMODATION

### ENTRANCE HALL

Coving to the ceiling, central heating radiator, dado rail, loft access and doors to the living room, kitchen, three bedrooms, two storage cupboards and the shower room.

### LIVING ROOM

16'0" x 11'0" [4.9m x 3.37m]

Central heating radiator, UPVC double glazed bay window to the front and coving to the ceiling. Electric fireplace with laminate hearth, surround and mantle.



### BEDROOM ONE

11'1" x 11'5" [3.38m x 3.48m]

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling and set of fitted wardrobes with partially mirrored doors.



### BEDROOM TWO

11'3" x 7'1" [3.45m x 2.17m]

Coving to the ceiling, central heating radiator and UPVC double glazed window to the side.



### BEDROOM THREE

8'11" x 7'1" [max] x 6'5" [min] [2.72m x 2.17m [max] x 1.96m [min]]

UPVC double glazed window to the front, central heating radiator and coving to the ceiling.

### SHOWER ROOM/W.C.

7'0" x 6'11" [max] x 4'9" [min] [2.15m x 2.13m [max] x 1.46m [min]]

UPVC double glazed frosted window to the side, LED ceiling spotlights, chrome ladder style radiator, low flush w.c., wall mounted wash basin with mixer tap and shower cubicle with glass shower screen and shower head attachment.



### KITCHEN/DINER

15'7" x 10'3" [4.75m x 3.14m]

UPVC double glazed window to the side, set of UPVC double glazed French doors to the rear garden, coving to the ceiling, central heating radiator, opening through to the utility. Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back, integrated cooker and dishwasher with space

and plumbing for a washing machine and fridge/freezer.

### UTILITY

5'11" x 10'5" [1.81m x 3.2m]

Central heating radiator, UPVC double glazed window to the rear, UPVC double glazed frosted side door, coving to the ceiling and loft access, Wall and base units with laminate work surface over.

### OUTSIDE

To the front of the property the garden is laid to lawn with planted beds and an expansive paved and pebbled driveway providing off road parking for several vehicles running down the side of the property. To the rear, the garden is laid to lawn incorporating planted beds and planted features with pebbled area. There is a patio area, perfect for outdoor dining and entertaining with garden shed with power, enclosed by timber fencing.



### COUNCIL TAX BAND

The council tax band for this property is D.

### 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.