WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

24 Greenfield Avenue, Ossett, WF5 0ER

For Sale Freehold £179,950

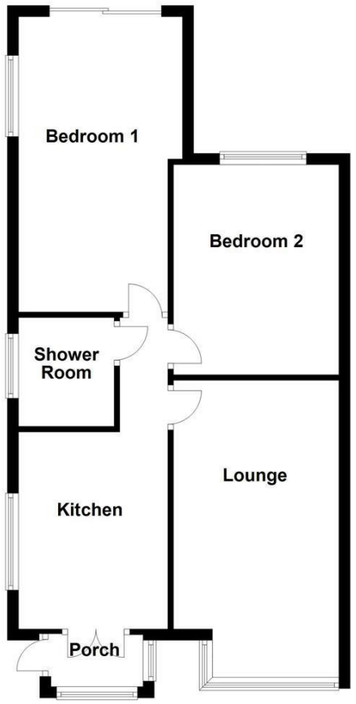
Deceptive from the main roadside is this spacious and extended two double bedroom semi detached bungalow benefitting from UPVC double glazing and gas central heating.

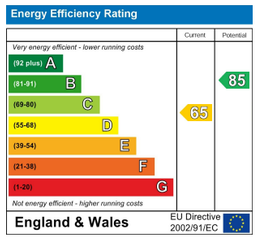
The property fully comprises of entrance porch, kitchen which opens up into the hallway which leads to the lounge, two double bedrooms and modern shower room/w.c. Outside, low maintenance garden to the front and gated access to the driveway providing off street parking leading to the detached garage. To the rear is a lawned garden incorporating small flagged patio area.

Situated in the popular part of Ossett, the property is well placed to local amenities including shops and schools with local bus routes nearby. Ossett benefits from a twice weekly market and the motorway network is only a short drive away.

Offered for sale with no chain and vacant possession upon completion. Whilst in need of updating, however plenty of potential and an early viewing comes highly recommended.

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

ENTRANCE PORCH
UPVC door, UPVC double glazed windows to the front and side and French doors leading through into the kitchen.

KITCHEN
12'5" x 9'1" (3.81m x 2.77m)
Range of wall and base units with work surface over incorporating 1 1/2 sink and drainer with mixer tap, space for a cooker with filter hood above, space for fridge/freezer, plumbing for a washing machine and space for a dishwasher. UPVC double glazed window to the side, radiator, spotlights to the ceiling and opens up into the hallway.

HALLWAY
Loft access via roof ladder, doors to two bedrooms, shower room and lounge.

LOUNGE
17'0" (max) x 10'1" (5.20m (max) x 3.09m)
UPVC double glazed windows to the front and side, radiator, coving to the ceiling, electric fire with marble back, hearth and wood surround.

SHOWER ROOM/W.C.
6'1" x 5'4" (1.87m x 1.65m)
Low flush w.c., wash basin over vanity cupboards and corner shower cubicle with electric shower. UPVC double glazed frosted window to the side, recess ceiling spotlights, heated towel radiator, tiled effect floor and fully tiled walls.

BEDROOM ONE
17'6" x 9'2" (min) x 10'1" (max) (5.34m x 2.81m (min) x 3.09m (max))
UPVC double glazed window to the side, radiator, wall mounted heater and sliding UPVC patio doors to the rear.

BEDROOM TWO
13'3" x 10'1" (4.04m x 3.08m)
UPVC double glazed window to the rear, laminate floor, fitted wardrobes, chest of drawers and radiator.

OUTSIDE
To the front is a low maintenance garden and gated access to the driveway to the side providing off street parking leading to the detached concrete sectional garage with up and over door. To the rear is a lawned garden with plants and shrubs incorporating small flagged patio area.

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.

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.