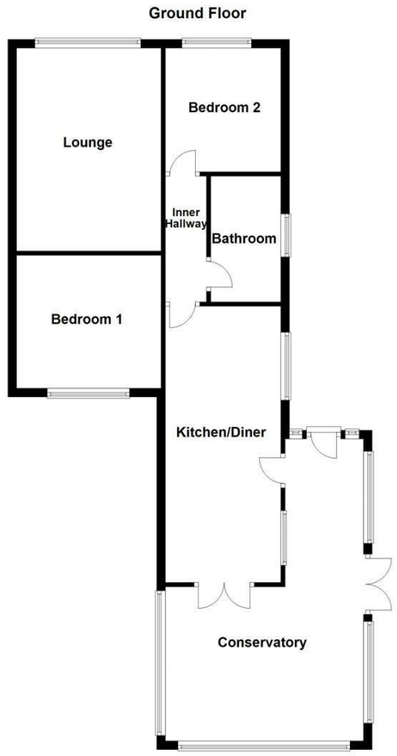

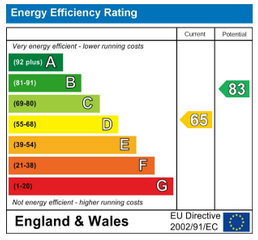

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

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

13 Barmby Close, Ossett, WF5 0DS

For Sale Freehold £305,000

Occupying a sizable plot with further potential to develop, subject to consent is this spacious and extended two bedroom detached bungalow benefitting from UPVC double glazing and gas central heating.

The property fully comprises of conservatory, kitchen/diner, inner hallway, lounge, two bedrooms and bathroom/w.c. Outside, lawned garden to the front and rear with block paved driveway to the side providing off street parking leading to the detached garage.

Situated in a popular part of Ossett the property is well placed to local amenities including shops and schools with local bus routes nearby and Ossetts twice weekly market. There is also good access to the motorway network.

Offered for sale with no chain and vacant possession, an ideal home for the working couple or those looking to downsize. A viewing comes highly recommended.

ACCOMMODATION

CONSERVATORY
22'2" x 5'5" (min) x 14'6" (max) (6.76m x 1.66m (min) x 4.44m (max))
UPVC entrance door, fully UPVC double glazed on a brick built base, radiator, French doors to the side and UPVC side entrance door into kitchen/diner.

KITCHEN/DINER
8'2" (min) x 8'6" (max) x 21'0" (2.51m (min) x 2.60m (max) x 6.41m)
Range of wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer with mixer tap, plumbing for a washing machine, integrated oven and grill, four ring electric hob with pull out extractor hood above. Space for fridge and freezer, two UPVC double glazed windows to the side, French doors into the conservatory, wood effect floor, radiator and coving to the ceiling. Door to inner hallway.

INNER HALLWAY
Loft access, coving to the ceiling and doors to two bedrooms, bathroom and lounge.

LOUNGE
11'0" x 15'6" (3.36m x 4.74m)
UPVC double glazed window to the front, gas fire with attractive surround, radiator and detailed coving to the ceiling.

BEDROOM ONE
10'1" x 11'0" (3.09m x 3.36m)
UPVC double glazed window to the rear, radiator and fitted wardrobes to one side of the wall.

BEDROOM TWO
8'6" x 9'4" (2.61m x 2.85m)
UPVC double glazed window to the front, radiator and coving to the ceiling.

BATHROOM/W.C.
5'4" x 9'6" (1.65m x 2.92m)
Low flush w.c., pedestal wash basin, panelled bath, shower cubicle with mixer shower, fully tiled walls and wood effect floor. Heated towel radiator, UPVC double glazed frosted window to the side and recess ceiling spotlights.

OUTSIDE
To the front is a lawned garden with plants, trees and shrubs bordering and a block paved driveway to the side with gated access providing ample off street parking leading to concrete sectional detached garage with up and over door. To the side of the conservatory is a low maintenance pebbled garden. Lawned garden to the rear incorporating block paved patio area with plants, trees and shrubs.

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.