Richard Kendall Estate Agent

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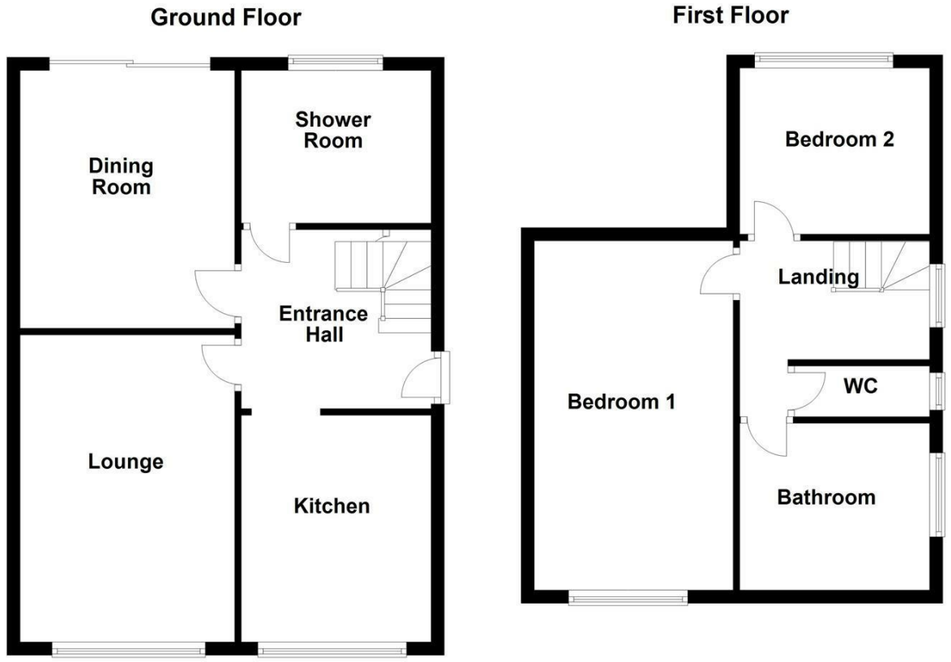
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



28 Cross Street, Ossett, WF5 9QU

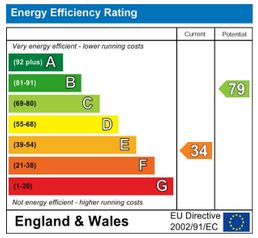
For Sale Freehold £235,000

Well maintained throughout is this spacious two bedroom semi detached dormer bungalow benefiting from UPVC double glazing and gas central heating with new Worcester Bosch boiler installed February 2023.

The accommodation fully comprises entrance hall, kitchen, lounge, separate dining room, shower room/w.c., first floor landing, two bedrooms (the main bedroom being a particularly good size), modern bathroom and separate w.c. Gated access to the front, tarmacadam front garden, driveway to the side providing off street parking leading to larger than average concrete sectional garage, low maintenance garden to the rear with lawn.

The property is well placed to local amenities including shops and schools, there are local bus routes nearby and good access to the motorway network.

An ideal property for the professional couple, family or those looking to downsize. An early viewing comes highly recommended to avoid disappointment.



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
UPVC side entrance door into entrance hall, tiled effect flooring, radiator, stairs to the first floor landing, door to understairs cloaks storage, doors to shower room/w.c. and lounge. Archway into the kitchen.

SHOWER ROOM/W.C.
9'5" x 8'0" (2.87 x 2.44)
Good size walk in shower with electric shower, fully tiled walls and floor, low flush w.c., wash basin, UPVC double glazed frosted window to the rear, radiator.

DINING ROOM
10'10" x 12'11" (3.29 x 3.93)
Radiator, UPVC double glazed sliding patio doors to the rear, door to the kitchen.

KITCHEN
11'1" x 9'6" (3.38 x 2.89)
A range of wall and base units with work surface over incorporating 1 1/2 sink and drainer with mixer tap, plumbing for washing machine, space for cooker, space for fridge freezer, laminate flooring, UPVC double glazed window to the front, drawers, display cabinets, radiator, door to pantry housing the boiler.

LOUNGE
10'10" x 15'6" (3.30 x 4.72)
Electric fire with marble back and hearth within wood surround. Laminate flooring, UPVC double glazed window to the front, radiator.

FIRST FLOOR LANDING
Double glazed frosted window to the side on the staircase. The landing has loft access via drop down ladder, doors to two bedrooms, bathroom and separate w.c.

BATHROOM
8'4" x 9'6" (2.53 x 2.90)
Wash basin over pedestal, panelled bath, storage into eaves, radiator, tiled effect floor, UPVC double glazed frosted window to the side.

W.C.
Low flush w.c., tiled floor, UPVC double glazed frosted window to the side.

BEDROOM ONE
17'7" x 10'10" (5.36 x 3.29)
UPVC double glazed window to the front, radiator, fitted wardrobes to one wall.

BEDROOM TWO
9'0" x 7'9" (2.74 x 2.35)
Radiator, UPVC double glazed window to the rear.

OUTSIDE
To the rear there is an attractive low maintenance flagged garden incorporating a small lawned garden area with plants, trees and shrubs. Gated access to the tarmacadam driveway providing off street parking and ample off street parking leading to larger than average concrete sectional detached garage with up and over door. Low maintenance tarmacadam garden to the front. Potting shed and timber framed summerhouse.

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

LAYOUT 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 only be too pleased to arrange a suitable appointment.