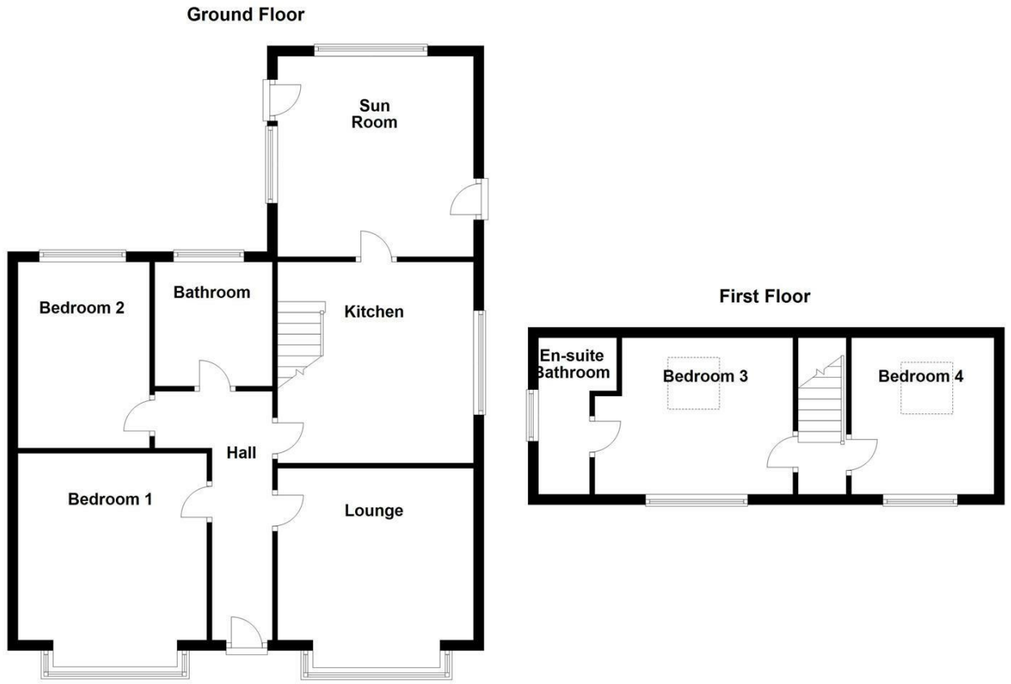
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



33 Birchen Avenue, Ossett, WF5 8HT

For Sale Freehold £270,000

Nestled in a cul-de-sac location is this spacious four bedroom detached dormer bungalow benefitting from driveway parking, detached garage and low maintenance gardens.

The property briefly comprises of the entrance hall, lounge, kitchen, sun room extension, two bedrooms and bathroom/w.c. To the first floor landing are two further bedrooms (bedroom three with en suite bathroom/w.c.) Outside there are low maintenance gardens to the front, side and rear with driveway parking and detached garage.

Situated in Ossett, the property is ideally located for all local shops and amenities including local schools and Ossetts twice weekly market. The property is close to the motorway network, perfect for those looking to commute further afield.

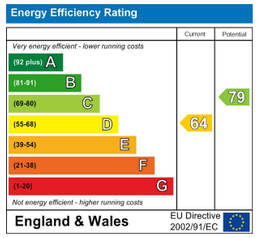
Offering plenty of potential to be a great family home and a viewing is highly recommended.

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
Entrance door, central heating radiator, doors to two bedrooms, lounge, kitchen and bathroom.

LOUNGE
12'10" x 11'10" (3.92m x 3.63m)
UPVC double glazed window to the front elevation, central heating radiator, spotlights to the ceiling and inset original fireplace with surround.

KITCHEN
12'9" x 12'5" (3.89m x 3.81m)
Range of wall and base units with work surface over, integrated oven and microwave, gas hob with cooker hood and 1 1/2 sink and drainer with mixer tap. UPVC double glazed window to the side elevation, central heating radiator and door to the sun room. Stairs to the first floor landing.

SUN ROOM
12'9" x 12'3" (3.89m x 3.74m)
UPVC double glazed windows to the rear and side elevation with side door and glass window panel, laminate flooring, central heating radiator and door to the other side leading out to the driveway.

BEDROOM ONE
13'10" x 12'0" (4.24m x 3.67m)
UPVC double glazed window to the front elevation, central heating radiator and built in built wardrobes and drawers.

BEDROOM TWO
11'8" x 8'4" (3.58m x 2.55m)
UPVC double glazed window to the rear elevation, central heating radiator, fitted desk with drawers and storage units.

BATHROOM/W.C.
8'0" x 7'4" (2.44m x 2.26m)
Four piece suite comprising shower cubicle with wall mounted shower, bath, wash hand basin with mixer tap, low flush w.c. UPVC double glazed frosted window to the rear elevation, spotlights, chrome style ladder radiator, fully tiled walls and floor.

FIRST FLOOR LANDING
Doors to two bedrooms.

BEDROOM THREE
12'7" x 9'11" (3.85m x 3.04m)
UPVC double glazed window to the front elevation, velux window to the rear, central heating radiator and door leading through to the en suite bathroom.

EN SUITE BATHROOM/W.C.
4'11" (max) x 9'11" (1.51m (max) x 3.04m)
Three piece suite comprising wash hand basin, bath and low flush w.c. Central heating radiator, spotlights and UPVC double glazed window to the side.

BEDROOM FOUR
9'1" x 10'0" (2.77m x 3.05m)
Eaves storage and further storage to one side, central heating radiator, spotlights, velux window to the rear and UPVC double glazed window to the front elevation.

OUTSIDE
To the front of the property is driveway parking for two vehicles leading to the detached garage with up and over door. There is a low maintenance garden with pebbled border, bush and shrubbery. A flagged walkway leads to the rear to a flagged patio with mature bush and shrubbery surrounding.

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.