



WAKEFIELD | **OSSETT** | **HORBURY**
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Grange View Healey Road, Ossett, WF5 8LN

For Sale Freehold Guide Price £180,000

Situated off Healey Road, close to Ossett town centre is this two bedroom detached bungalow benefitting from driveway parking and rear gardens.

The property briefly comprises of entrance porch, living room, kitchen, two bedrooms and family bathroom/w.c. Externally there are low maintenance gardens to the rear and driveway parking for one vehicle to the front.

Situated close to Ossett town centre, the property is ideally located for all local shops and amenities including local schools. It is also only a short drive away from the motorway for those looking to commute further afield for work.

In need of a degree of modernisation, this property could make a fantastic home and a viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 www.mortgagesolutionsofwakefield.co.uk
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*your home may be repossessed if you do not keep up repayments on your mortgage

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ACCOMMODATION

ENTRANCE PORCH

Doorway leading through into the living room.

LIVING ROOM

12'11" x 14'9" [3.96m x 4.52m]

UPVC double glazed bay window to the side elevation, central heating radiator and feature open fireplace with surround. Doors into the bathroom and kitchen.

KITCHEN

12'11" x 13'1" [3.94m x 3.99m]

UPVC double glazed window to the front elevation and double doors out to the rear garden. Fitted kitchen with an array of wall and base units for storage, integrated cooker with gas hob and tiled splash back, stainless steel sink and drainer, space for a fridge freezer and washing machine. Central heating radiator and access to two bedrooms.



BEDROOM ONE

12'11" x 11'3" [3.96m x 3.45m]

UPVC double glazed window to the front elevation and central heating radiator.



BEDROOM TWO

11'1" x 7'10" [3.38m x 2.41m]

UPVC double glazed window to the rear elevation and central heating radiator.

BATHROOM/W.C.

6'5" x 4'3" [1.96m x 1.30m]

Velux window to the rear elevation, three piece suite comprising bath, low flush w.c. and wash hand basin.



OUTSIDE

To the front of the property there is driveway parking with space for one vehicle. To the rear there is a low maintenance flagged garden with an artificial lawn.



COUNCIL TAX BAND

The council tax band for this property is D.

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.