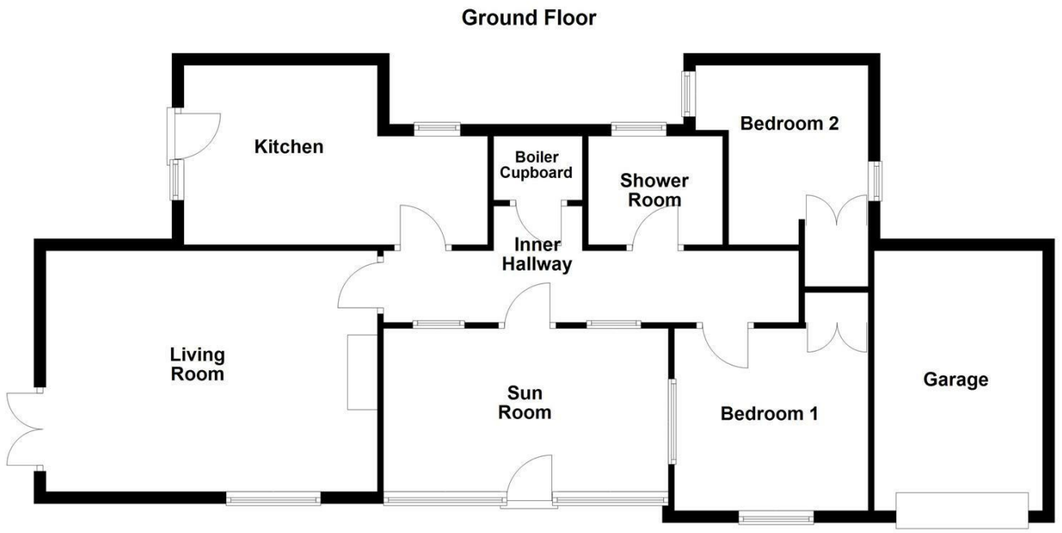
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



Acorn Cottage, 1 Prospect Road, Ossett, WF5 8AN

For Sale Freehold £365,000

Situated on the fringe of the town of Ossett is this two bedroom detached bungalow sat on a generous sized corner plot and benefitting from well proportioned accommodation including two double bedrooms, driveway with attached garage and an attractive side garden.

The property briefly comprises of the sun room, inner hallway leading to the living room, kitchen, two bedrooms and shower room. Outside to the front is a gated driveway providing ample off road parking for several vehicles leading to the single attached garage. To the side a lawned garden with timber shed incorporating paved patio area, perfect for al fresco dining. To the rear is a low maintenance pebbled garden.

Situated in the traditional town of Ossett, this property enjoys excellent local amenities in the town centre itself. As well as the very popular Ossett cricket club. There are fantastic transport links from the town centre and for commuters, the M1 and M62 motorway are within easy access

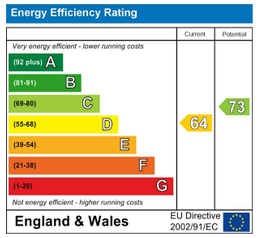
Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

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

SUN ROOM
9'0" x 15'8" (2.75m x 4.78m)
UPVC double glazed front door. UPVC double glazed windows to the front, two central heating radiators, doors to the inner hallway and bedroom one.

HALLWAY
Central heating radiator, coving to the ceiling, UPVC double glazed windows into the conservatory, loft access and door into the boiler cupboard housing the combi boiler. Doors to the living room, kitchen, two bedrooms and shower room.

LIVING ROOM
13'2" x 18'2" (max) x 16'11" (min) (4.03m x 5.55m (max) x 5.16m (min))
Coving to the ceiling, two central heating radiators, UPVC double glazed window to the front, a set of UPVC double glazed French doors to the side and decorative fireplace with marble hearth, surround and ornate mantle.

KITCHEN
16'8" x 9'10" (max) x 5'11" (min) (5.09m x 3.01m (max) x 1.82m (min))
Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, four ring induction hob, integrated oven, space for a washing machine and space for a fridge/freezer. UPVC double glazed window to the rear, UPVC double glazed door to the side garden, coving to the ceiling and central heating radiator.

BEDROOM ONE
9'11" x 10'7" (3.03m x 3.23m)
UPVC double glazed window to the front and window to the sun room, fitted wardrobes, coving to the ceiling and central heating radiator.

BEDROOM TWO
10'7" x 10'0" (max) x 3'6" (min) (3.25m x 3.05m (max) x 1.07m (min))
UPVC double glazed windows to either side, coving to the ceiling, central heating radiator and fitted wardrobes.

SHOWER ROOM/W.C.
5'10" x 7'4" (1.8m x 2.25m)
Modern fitted three piece suite comprising low flush w.c., ceramic wash basin with mixer tap and walk in double shower cubicle with mains overhead shower and shower seat. UPVC double glazed frosted window to the rear, spotlights, extractor fan and ladder style radiator.

OUTSIDE
To the front a set of double iron gates which lead to a driveway providing off road parking for several vehicles leading to the single attached garage. There are also mature shrubs and planted beds to the front. The main gardens lie to the side with a lawned garden incorporating paved patio area, perfect for outdoor dining and entertaining, timber shed, pebbled areas and shrub border. To the rear is a low maintenance pebbled garden.

GARAGE
9'3" x 14'7" (2.82m x 4.45m)
Electric up and over door, power and light.

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.