

**Richard Kendall**  
Estate Agent

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**IMPORTANT NOTE TO PURCHASERS**

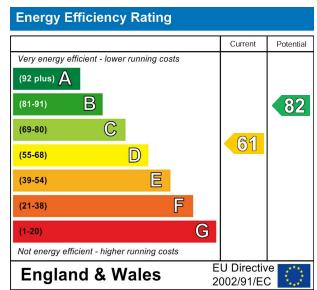
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

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Pontefract & Castleford offices 01977 808210, 01977 798844 or  
07776458351,  
Ossett & Horbury offices 01924 266555  
and Normanton office 01924 899870.  
Alternatively email [vince@mortgagesolutionsofwakefield.co.uk](mailto:vince@mortgagesolutionsofwakefield.co.uk) or  
[chris@mortgagesolutionsofwakefield.co.uk](mailto:chris@mortgagesolutionsofwakefield.co.uk)

\*your home may be repossessed if you do not keep up repayments on your mortgage



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**68 Millfields, Ossett, WF5 8HE**

**For Sale Freehold Guide Price £250,000**



[Zoopla.co.uk](http://Zoopla.co.uk)

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\*\* A VIRTUAL PROPERTY TOUR IS AVAILABLE ON THIS PROPERTY! \*\*

Occupying a corner plot position is this deceptively spacious two bedroom detached true bungalow boasting a conservatory to the rear and benefitting from UPVC double glazing and central heating throughout.

The accommodation briefly comprises entrance hall, lounge, open plan kitchen/diner, conservatory, two bedrooms and shower room/w.c. Outside, there are attractive lawned gardens surrounding to the property to three sides with mature shrub borders. A paved driveway provides off street parking leading to a detached single garage.

Situated in this popular part of Ossett, which plays host to a range of amenities including local shops, schools, bus station, twice-weekly market and good access to the motorway network for those wishing to commute further afield.

Offered for sale with no onward chain and vacant possession, an ideal property for those looking to downsize and deserves a viewing to fully appreciate the accommodation on offer.

#### ACCOMMODATION

##### ENTRANCE HALL

UPVC double glazed front entrance door, central heating radiator, loft access hatch, storage cupboard and doors to the lounge, kitchen/diner, conservatory, two bedrooms and shower room/w.c.

##### LOUNGE

13'1" x 11'1" (3.98 x 3.38)

UPVC double glazed window to the front, coving to the ceiling, dado rail, central heating radiator and an electric fire on a marble hearth with wooden surround.

##### KITCHEN/DINER

15'6" x 10'4" max (4.72 x 3.15 max)

Comprising a range of fitted wall and base units with work surface over incorporating 1.5 bowl sink and drainer, integrated oven and grill, five ring gas

hob, space for a fridge/freezer, pluming and spaces for a washing machine and slimline dishwasher, wall mounted boiler, tiled splash backs, tiled effect flooring, central heating radiator, UPVC double glazed windows to the side and rear, UPVC double glazed door to the conservatory.

##### CONSERVATORY

10'3" x 6'11" (3.12 x 2.11)

UPVC double glazed windows over a brick built base incorporating French doors to the rear garden. Tiled effect flooring.

##### BEDROOM ONE

11'5" x 11'1" (3.47 x 3.38)

UPVC double glazed window to the rear, dado rail, coving to the ceiling and central heating radiator.

##### BEDROOM TWO

10'8" x 6'11" (3.25 x 2.11)

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

##### SHOWER ROOM/W.C.

7'1" x 6'11" (2.16 x 2.10)

Three piece suite comprising shower cubicle with mixer shower, pedestal wash basin and low flush w.c. Fully tiled walls, UPVC double glazed frosted window to the side, airing cupboard and chrome towel radiator.

##### OUTSIDE

There are attractive lawned gardens surrounding to the property to three sides with mature shrub borders. A paved driveway provides off street parking leading to a brick built detached garage with up and over door.

##### VIEWINGS

To view please contact our Ossett office and they will only be too pleased to arrange a suitable appointment.

##### EPC RATING

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

##### LAYOUT 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.