



**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](http://www.mortgagesolutionsofwakefield.co.uk)  
 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 339572,  
 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

**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.



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT</b> 01977 798 844	<b>CASTLEFORD</b> 01977 808 210



**68 Millfields, Ossett, WF5 8HE**  
**For Sale Freehold Guide Price £250,000**



**\*\* 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, plumbing 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.