WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

# 160-162 Kingsway, Ossett, WF5 8DW

## For Sale Freehold £600,000

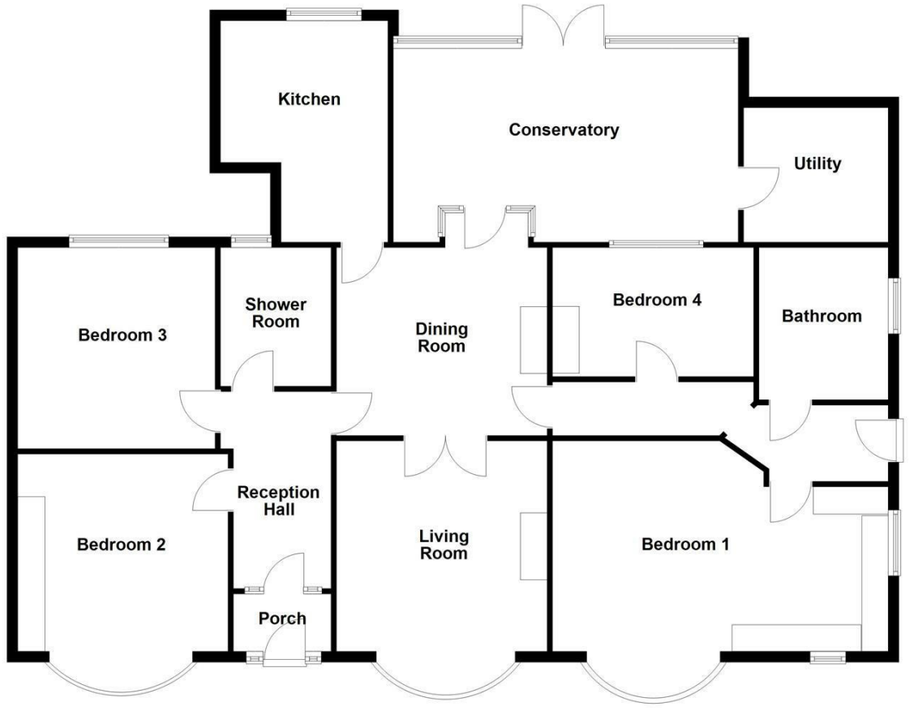
Situated on a generous plot, this ground floor bungalow offers versatile living space, ample off road parking and landscaped gardens with a sweeping driveway, making it perfect for families or those seeking single level accommodation.

This ground floor bungalow comprises of a porch leading into a reception hall which allows access to bedroom two, bedroom three, the house shower room and the dining room. From the dining room there is access to the inner hallway, contemporary kitchen, the spacious living room, the UPVC double glazed conservatory, which also allows access to the rear garden and the utility room. From the inner hallway there are doors to bedroom one, which benefits from a range of fitted furniture, bedroom three, the modern fitted house bathroom and a UPVC double glazed door to the side of the property to complete the accommodation in the property. Outside, to the front, the property features two entrances connected by a sweeping tarmacadam driveway, with planted borders and a paved pathway to the front door. The driveway continues along the side, offering ample off road parking and access to a detached double garage. The rear garden includes a U-shaped patio, an attractive lawn, slate and timber decked seating areas, and a central paved path, making this garden ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing and hedging.

Situated within walking distance of Ossett town centre, it is ideally located for all local shops and amenities including Ossett's twice weekly market. It is also well situated for the motorway network for those having to commute further afield.

This exceptional home represents an ideal opportunity for family buyers, an early viewing is highly recommended to fully appreciate all on offer and to avoid any disappointment.

### Ground Floor

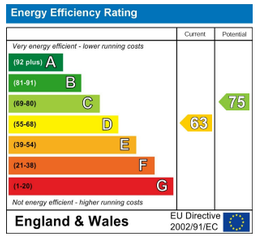



IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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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

### PORCH
UPVC composite front entrance door into the porch with UPVC double glazed window panels to the front and both sides. UPVC double glazed entrance door into the reception hall with sunlight above.

### RECEPTION HALL
Coving to the ceiling, dado rail, loft access, central heating radiator. Doors to bedroom two, three, the shower room and the dining room.

### BEDROOM THREE
11'10" x 12'4" (3.63m x 3.77m)
UPVC double glazed window to the rear, coving to the ceiling, radiator.

### BEDROOM TWO
12'11" x 11'6" (min) x 14'1" (max) (3.95m x 3.52m (min) x 4.3m (max))
UPVC double glazed bay window to the front, central heating radiator, coving to the ceiling, fitted wardrobes, fitted dressing table, fitted storage cupboards.

### SHOWER ROOM
8'3" x 6'9" (2.53m x 2.07m)
Frosted UPVC double glazed window to the rear, chrome ladder style radiator, extractor fan. Comprising of a three piece suite with a larger than aver shower cubicle with glass shower door, mixer shower, chrome rain shower head, low flush W.C., ceramic was basin with mixer tap.

### DINING ROOM
12'11" x 11'6" (3.95m x 3.52m)
UPVC double glazed bay window to the conservatory, UPVC double glazed door to the conservatory. Doors to the conservatory, kitchen, living room and inner hallway. Exposed brick chimney breast with solid stone hearth, central heating radiator, coving to the ceiling.

### KITCHEN
13'7" x 6'8" (min) x 9'10" (max) (4.15m x 2.04m (min) x 3.02m (max))
UPVC double glazed window to the rear, coving to the ceiling, central heating radiator. A range of wall and base units with laminate worksurface over and tiled splashback above, display cabinets with glass shelving, integrated twin oven and grill, four ring induction hob with a cooker hood over, integrated fridge and freezer, integrated dishwasher, 1 1/2 sink and drainer with mixer tap.

### LIVING ROOM
12'10" x 12'4" (min) x 14'10" (max) (3.93m x 3.78m (min) x 4.54m (max))
UPVC double glazed bay window to to the front, gas fire inset into a chimney breast, coving to the ceiling, central heating radiator.

### CONSERVATORY
12'0" x 21'3" (3.66m x 6.48m)
UPVC double glazed windows to the rear, UPVC double glazed French doors to the rear, central heating radiator. Door to the utility room.

### UTILITY ROOM
8'0" x 8'3" (2.44m x 2.52m)
A range of base units, laminate worksurfaces, sink with two taps, plumbing and drainage for washing machine, space for a dryer.

### INNER HALLWAY
UPVC double glazed side entrance door, frosted UPVC double glazed sunlight, loft access, dado rail, coving to the ceiling. Doors to the house bathroom, bedroom one and bedroom four.

### BEDROOM FOUR
7'10" x 12'4" (2.41m x 3.78)
UPVC double glazed window into the conservatory, central heating radiator, decorative fireplace with surround.

### BEDROOM ONE
20'3" x 9'4" (min) x 14'11" (max) (6.18m x 2.85m (min) x 4.55m (max))
UPVC double glazed bay window to the front, two UPVC double glazed windows to the front and one to the side, coving to the ceiling, central heating radiator, gas fire with brick hearth and chimney breast, a range of fitted wardrobes and drawers.

### BATHROOM
9'4" x 7'2" (2.85m x 2.19)
Frosted UPVC double glazed window to the side, central heating radiator, spotlights, extractor fan, tiled walls and floor. Freestanding bath with floor mounted mixer tap and pull out shower attachment, laminate wash basin with chrome mixer tap built into vanity drawers, low flush W.C., corner shower cubicle with glass doors, a mixer shower and shower attachment.

### OUTSIDE
To the front of the property there is two entrances with a sweeping tarmacadam driveway connecting the two, planted border to the front and sides and a paved pathway to the front entrance door. Down the side of the property is a continuation of the driveway, providing ample off road parking, providing access to the side of the property and leading down to a detached double garage. To the rear of the property the garden has a 'U' shaped paved patio, an attractive lawned garden, a low maintenance slate seating area and a timber decked seating area with a paved pathway leading down the middle of the garden, perfect for outdoor dining and entertaining area. The garden is fully enclosed by timber fencing and hedging.

### DOUBLE GARAGE
17'7" x 18'0" (5.37m x 5.51m)
Power and light within.

### COUNCIL TAX BAND
The council tax band for this property is C.

### 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.

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

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