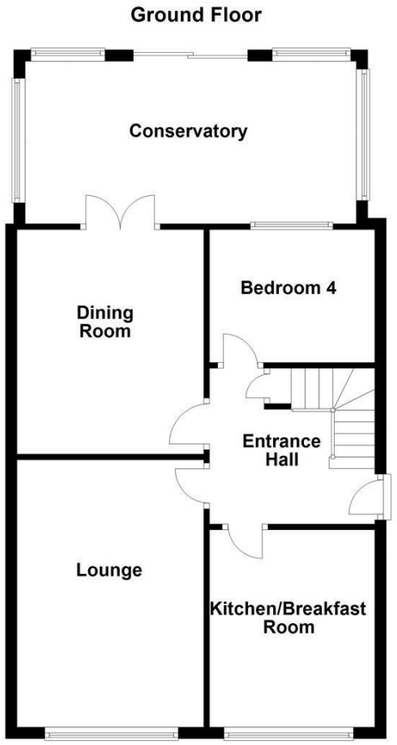
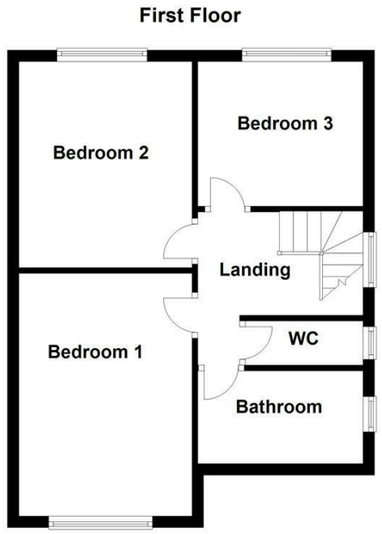
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



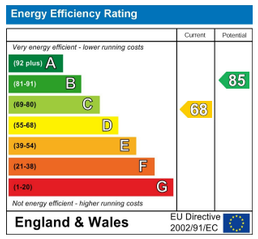


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

24 Cross Street, Ossett, WF5 9QU

For Sale Freehold Offers In The Region Of £270,000

Deceptive from the main roadside is this spacious and extended four bedroom semi detached dormer bungalow benefitting from UPVC double glazing and gas central heating.

The property fully comprises of entrance hall, kitchen/breakfast room, lounge, separate dining room, bedroom four and conservatory. Stairs to the first floor lead to three bedrooms (two of which are large doubles), bathroom and separate w.c. Outside there is a lawned garden to the front with gated access to the driveway to the side. There is a good sized lawned garden to the rear incorporating larger than average concrete sectional detached garage with up and over door and flagged patio.

The property is well placed to local amenities including shops and schools with local bus routes nearby with good access to the motorway network and Ossetts twice weekly market.

A sizable home, ideal for the growing family and deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment.

ACCOMMODATION

ENTRANCE HALL
Composite side entrance door into entrance hall. Radiator, stairs to the first floor landing, doors to understairs storage, kitchen, lounge, dining room and bedroom.

BEDROOM FOUR
7'9" x 9'5" (2.38m x 2.88m)
UPVC double glazed window to the rear, radiator and coving to the ceiling.

DINING ROOM
13'10" x 10'4" (4.23m x 3.15m)
Coving to the ceiling, laminate floor, radiator, dado rail and French doors into the large conservatory.

CONSERVATORY
8'10" x 18'6" (2.71m x 5.65m)
Fully UPVC double glazed on a brick built base with sliding patio doors to the garden, radiator and fully tiled floor.

LOUNGE
15'7" x 10'3" (4.76m x 3.14m)
UPVC double glazed window to the front, coving to the ceiling and radiator.

KITCHEN/BREAKFAST ROOM
11'10" x 9'4" (3.61m x 2.86m)
Range of modern fitted wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer, space for a dishwasher, integrated oven and grill with four ring gas hob, stainless steel filter hood above and tiled splash back. Integrated fridge/freezer, UPVC double glazed window to the front, radiator, tiled effect floor, display cabinets and drawers down the base units.

FIRST FLOOR LANDING
Loft access, doors to bathroom, separate w.c. and three bedrooms. UPVC double glazed window to the side.

BEDROOM ONE
13'10" x 10'4" (4.23m x 3.17m)
UPVC double glazed window to the front, radiator and coving to the ceiling.

BEDROOM TWO
11'8" x 10'4" (3.58m x 3.16m)
UPVC double glazed window to the rear, radiator and laminate floor.

BEDROOM THREE
9'4" x 6'11" (2.87m x 2.12m)
UPVC double glazed window to the rear and radiator.

W.C.
Low flush w.c., part tiled walls, UPVC double glazed frosted window to the side, recess ceiling spotlights and tiled effect floor.

BATHROOM
5'7" x 9'4" (1.71m x 2.86m)
Wash basin with work surface over, panelled bath, corner shower cubicle with electric shower, fully tiled walls, tiled effect floor, UPVC double glazed frosted window to the side, radiator and recess ceiling spotlights.

OUTSIDE
To the front of the property is a lawned garden with plants and shrubs with gated access to the driveway providing off street parking leading to the concrete sectional 1.5 detached garage with up and over door. To the rear is a lawned garden incorporating flagged terraced patio.

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

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.