Richard Kendall Estate Agent

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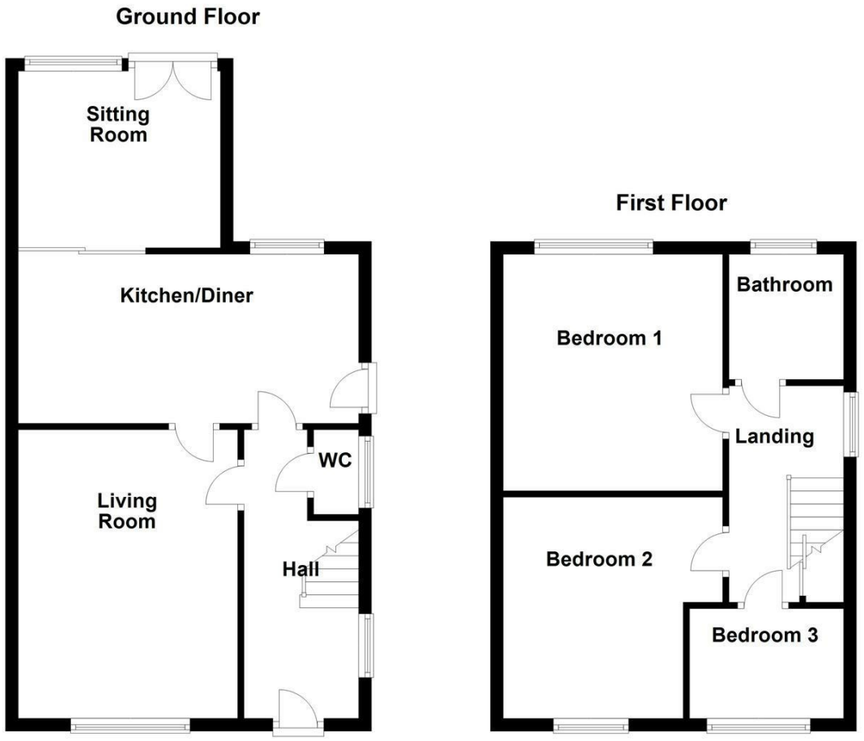
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



32 Bridle Lane, Ossett, WF5 9PT

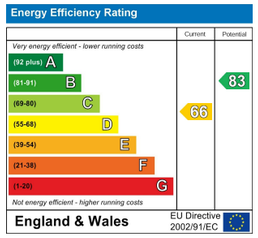
For Sale Freehold £215,000

NEW PRICE Situated in Ossett is this well presented three bedroom semi detached family home benefitting from ample off road parking, enclosed front and rear gardens and single garage.

The property fully comprises of entrance hall, living room, kitchen/diner, sitting room and downstairs w.c. The first floor landing leads to three bedrooms, family bathroom/w.c. and overstairs storage cupboard. Outside the front and rear gardens are enclosed by timber fencing. There is off road parking for two-three vehicles provided by a driveway running down the side the property leading to a single garage.

Ossett plays host to a good range of amenities including shops and schools, whilst there is a good access to the M1 motorway, which is only a short distance away.

This property would be ideal for the growing family, an early viewing is highly recommended to appreciate the accommodation on offer and to avoid disappointment.



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
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 office 01977 798844 or 07776458351,
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Alternatively email vince@mortgagesolutionsofwakefield.co.uk or 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.

ACCOMMODATION

ENTRANCE HALL
5'8" x 14'10" (1.75m x 4.54m)
UPVC double glazed window to the side, central heating radiator and doors leading to the living room, kitchen and downstairs w.c. Stairs to the first floor landing.

LIVING ROOM
14'11" x 11'4" (4.55m x 3.47m)
Coving to the ceiling, ceiling rose, central heating radiator and UPVC double glazed window to the front. Electric fire with marble hearth, surround and mantle. Timber door leading into the kitchen/diner.

KITCHEN/DINER
8'7" x 17'6" (2.63m x 5.35m)
Range of modern wall and base units with laminate work surface over and laminate splash back, sink and drainer with stainless steel mixer tap, integrated oven with four ring induction hob, integrated under counter washing machine and fridge/freezer. Central heating radiator, door leading to the side, UPVC double glazed window to the rear and set of UPVC double glazed sliding doors leading into the sitting room.

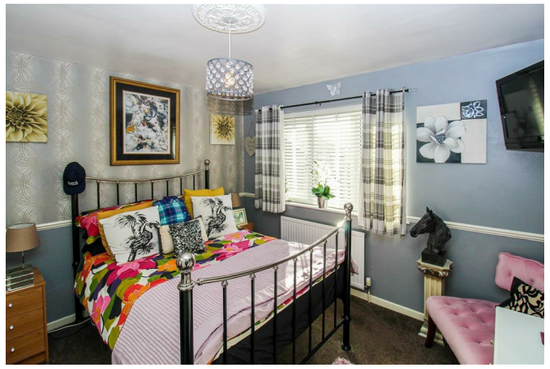
SITTING ROOM
10'3" x 8'11" (3.13m x 2.73m)
Set of UPVC double glazed window and French doors leading out to the rear garden.

W.C.
2'5" x 4'2" (0.74m x 1.28m)
UPVC double glazed frosted window to the side, wall mounted wash basin with stainless steel mixer tap and low flush w.c.

FIRST FLOOR LANDING
Doors to three bedrooms, family bathroom/w.c. and overstairs storage cupboard. UPVC double glazed window to the side and loft access.

BEDROOM TWO
10'2" x 11'3" (max) x 8'11" (min) (3.1m x 3.45m (max) x 2.74m (min))
Central heating radiator, set of fitted wardrobes and UPVC double glazed window to the front.

BEDROOM ONE
11'4" x 9'8" (3.46m x 2.96m)
Dado rail, ceiling rose, central heating radiator, set of fitted wardrobes and UPVC double glazed window to the rear.



BEDROOM THREE
8'3" x 5'8" (2.52m x 1.75m)
Central heating radiator and UPVC double glazed window to the front.

BATHROOM/W.C.
6'4" x 5'10" (1.95m x 1.78m)
UPVC double glazed frosted window to the rear elevation, central heating radiator, low flush w.c., pedestal wash basin with stainless steel taps, corner bath with stainless steel taps, overhead shower attachment and glass shower screen. Fully tiled walls.

OUTSIDE
To the front of the property there is an enclosed garden with planted features, lawned and pebbled areas, surrounded by timber fencing and hedges. There is a driveway to the side of the property providing off road parking for two-three vehicles leading to a single garage. Whilst to the rear there is are artificially lawned areas and paved patio areas, perfect for outdoor and entertaining. The rear garden is fully enclosed by timber fencing and space for a shed.

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

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.