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# 3 Sunnydale Croft, Ossett, WF5 0JG

## For Sale Freehold £350,000

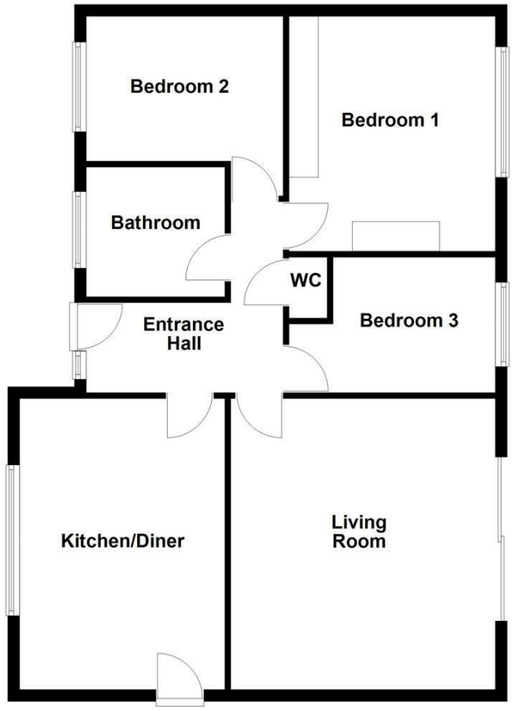
Situated in a tucked away position yet within close proximity to Ossett town centre is this well presented three bedroom detached bungalow benefitting from spacious accommodation, ample off road parking and an enclosed rear garden.

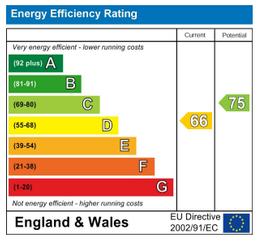
The property offers generous accommodation throughout, including a spacious kitchen/diner, large living room with patio doors to the rear garden, three well proportioned bedrooms and a stylish four piece house bathroom with a separate w.c. Externally, the property enjoys attractive gardens to both the front and rear. The front garden is mainly laid to lawn with established planted borders and a paved pathway leading to a covered porch. A tarmac driveway to the side provides ample off road parking and leads to a single detached garage, secured by cast iron gates. To the rear, the garden is laid to lawn with mature planted borders, complemented by a paved patio area, all fully enclosed by timber fencing.

Situated in the popular town of Ossett, the property is well placed for a range of local amenities including shops, schools and bus services to and from Wakefield city centre. The M1 motorway is also within easy reach, making this home perfect for those needing to commute further afield.

Only by viewing can one truly appreciate the quality on offer and an early inspection is highly recommended.

### 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

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
Solid timber front entrance door with two timber double glazed frosted panel windows to the front aspect, central heating radiator, coving to the ceiling, loft access and doors to the kitchen/diner, living room, w.c., bathroom and three bedrooms.

### W.C.

### KITCHEN/DINER
16'2" x 11'3" (4.93m x 3.45m)
Range of wall and base units with laminate work surfaces over, stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine and dishwasher. Integrated oven and grill with four ring gas hob and cooker hood over. Space for a freestanding large fridge/freezer, coving to the ceiling, strip lighting, display cupboards, timber double glazed window to the front aspect, central heating radiator and timber side entrance door.

### LIVING ROOM
16'2" x 14'8" (4.93m x 4.48m)
Ceiling rose, coving to the ceiling, picture rail, electric fire with marble hearth, matching marble interior and surround. Timber double glazed sliding patio doors to the rear aspect and central heating radiator.

### BATHROOM/W.C.
7'7" x 6'11" (2.32m x 2.12m)
Comprising a four piece suite panelled corner bath, low flush w.c., pedestal wash basin with mixer tap and enclosed shower cubicle with mixer shower. Fully tiled walls, central heating radiator, wall mounted cabinet, and timber double glazed frosted window to the front aspect.

### BEDROOM ONE
13'1" x 11'4" (3.99m x 3.47m)
Timber double glazed window to the rear aspect, coving to the ceiling, ceiling rose, fitted wardrobes to two walls and central heating radiator.

### BEDROOM TWO
9'9" (max) x 8'0" x 10'11" (2.99 (max) x 2.45m x 3.33m)
Coving to the ceiling, timber double glazed window to the front aspect and central heating radiator.

### BEDROOM THREE
11'5" (max) x 9'0" (min) x 7'6" (3.48m (max) x 2.75m (min) x 2.29m)
Timber double glazed window to the rear aspect, central heating radiator and coving to the ceiling.

### OUTSIDE
To the front there is an L-shaped tarmac driveway providing ample off road parking alongside an attractive lawned garden with planted borders and a Victorian-style standing light. A paved pathway leads directly to the front door, with a covered porch above. To the side, the tarmac driveway continues to a single detached garage with manual up and over door with a cast iron gate providing access to the rear garden. The rear garden is fully enclosed with timber panel fencing and comprises a paved patio area, an attractive lawn with established planted borders, and a paved pathway running parallel to the rear of the house.

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

### 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.