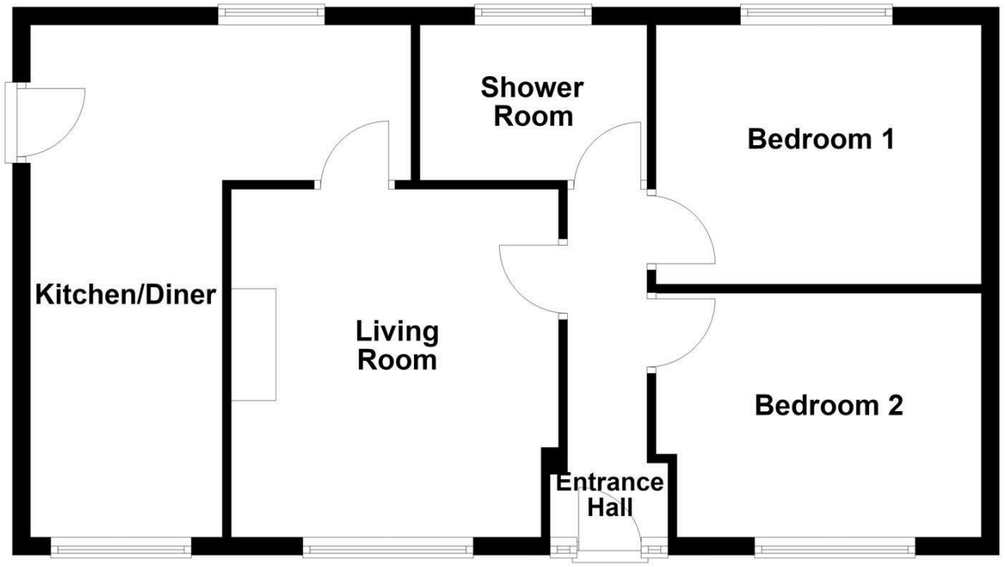
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Ground Floor

Approx. 60.9 sq. metres (655.6 sq. feet)



Total area: approx. 60.9 sq. metres (655.6 sq. feet)



47 Eden Avenue, Ossett, WF5 9EB

For Sale Freehold £330,000

A fantastic opportunity to purchase this beautifully presented two bedroom detached true bungalow, situated in a very tranquil yet central location within the sought after town of Ossett. Finished to an impressive standard throughout, the property offers spacious and thoughtfully designed accommodation, complemented by ample off road parking and attractive, low maintenance gardens.

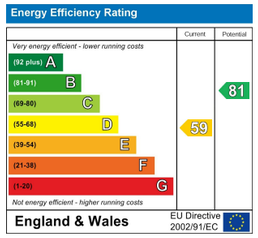
Architectural plans have also been prepared for a proposed side/garage extension, together with extension of hipped roof to cover the width of the property. These plans are available and can be shared with prospective buyers upon request.

The accommodation is approached via a welcoming entrance hall, which provides access to two generous double bedrooms and a very stylish three piece family bathroom. A spacious living room provides a comfortable setting in which to relax, while a particular highlight of the home is the impressive L-shaped kitchen diner. Designed with both everyday living and entertaining in mind, this superb space features a striking lantern roof, dual aspect windows allowing an abundance of natural light and a range of integrated appliances. Externally, the property enjoys an attractive lawned front garden framed by established privet hedging, with a central pathway leading to the main entrance. A generous pebbled driveway provides ample off road parking and continues along the side of the property towards the rear garden.

The beautifully maintained rear garden has been designed for ease of upkeep while providing excellent outdoor space. A porcelain paved patio creates the perfect setting for al fresco dining and entertaining, complemented by a lawned area and additional pebbled seating space. An aluminium garden shed provides useful external storage.

Conveniently positioned within walking distance of the excellent range of shops, amenities and schools available in Ossett, the property also benefits from regular bus services providing access into Wakefield city centre. The M1 motorway network is within easy reach, making the location particularly convenient for those travelling further afield.

Beautifully presented and offering generous single storey accommodation in a highly convenient setting, an early viewing is highly recommended to fully appreciate the quality, space and lifestyle this impressive bungalow has to offer.



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

UPVC front entrance door with two frosted glazed side panels and a curved frosted fanlight above leading into the entrance hall. Laminate flooring, central heating radiator, coving and inset spotlights to the ceiling. Solid wood internal doors with chrome handles provide access to two bedrooms, the house bathroom and living room.

BEDROOM ONE

11'11" x 9'6" (3.65m x 2.91m)

UPVC double glazed window overlooking the rear aspect, central heating radiator, coving and inset spotlights to the ceiling. Loft access.



BEDROOM TWO

11'11" x 9'0" (3.64m x 2.75m)

UPVC double glazed window overlooking the front aspect, central heating radiator, coving and inset spotlights to the ceiling.



SHOWER ROOM/W.C.

5'9" x 8'3" (1.77m x 2.52m)

Fitted with a contemporary three piece suite comprising shower enclosure with fixed glazed screen and mixer shower, wall mounted wash basin with mixer tap set above high gloss vanity drawers with chrome handles, and low flush W.C. Fully tiled walls and flooring, large black vanity mirror with integrated LED lighting, inset spotlights, ceiling mounted extractor fan and UPVC clad ceiling. Frosted UPVC double glazed window overlooking the rear aspect.



LIVING ROOM

12'5" x 12'0" (3.81m x 3.67m)

UPVC double glazed window overlooking the front aspect, central heating radiator, laminate flooring, coving and inset spotlights to the ceiling. Solid wood door with chrome handle providing access into the kitchen diner.

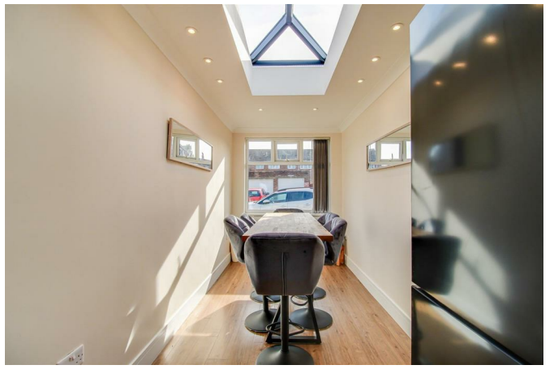


KITCHEN/DINER

18'11" x 13'11" (5.79m x 4.26m)

An L-shaped kitchen diner fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks. Integrated Lamona oven and grill, four ring induction hob with tiled splashback and curved glass extractor hood above, integrated microwave and integrated washing machine. Black sink and drainer with matching mixer tap, combination boiler housed within one of the kitchen cupboards, laminate flooring, coving and inset spotlights to the ceiling. Two central heating radiators and UPVC double glazed windows overlooking both the front and rear aspects, providing a pleasant dual aspect. A large lantern roof with integrated LED strip lighting creates an attractive feature, while a UPVC side entrance door provides external access.





OUTSIDE

To the front is an attractive lawned garden bordered by established privet hedging, with a central paved pathway and low maintenance pebbled edging leading to the front entrance. A black pebbled driveway extends along the side of the property and provides off road parking for approximately three vehicles. The driveway and pathways provide open access around both sides of the property to the rear garden. To the rear is a porcelain paved patio area, ideal for outdoor dining and entertaining, together with an attractive lawned garden and low maintenance pebbled seating area. An aluminium garden shed with double doors provides useful storage. The garden is enclosed by a combination of privet hedging, low level brick walling and timber panel fencing.



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.

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.