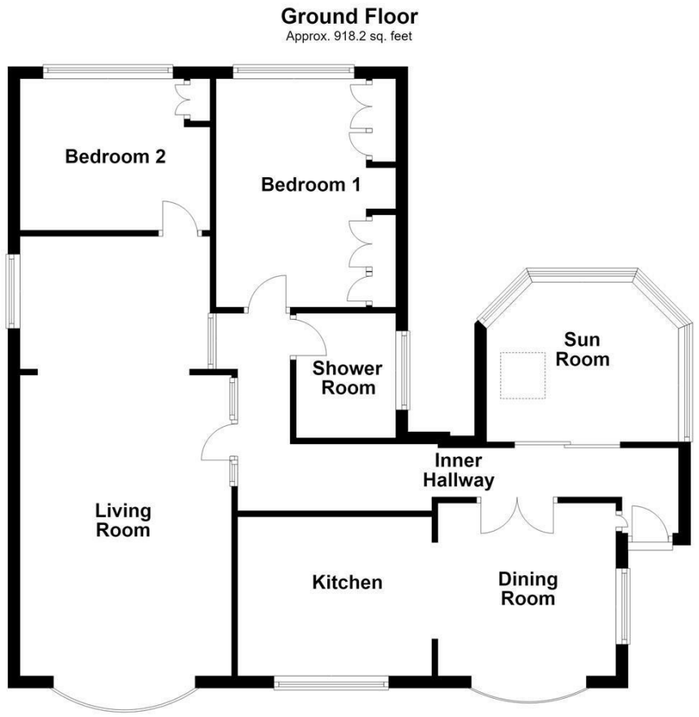


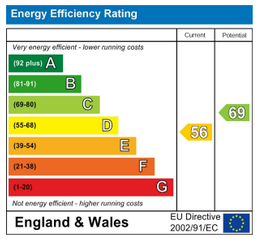
Total area: approx. 918.2 sq. feet

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.

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



25 Westfield Crescent, Ossett, WF5 8HL

For Sale Freehold £285,000

A superb opportunity to purchase this well maintained two bedroom detached true bungalow on a generous corner plot, offering spacious and versatile accommodation throughout. Benefitting from a delightful sun room, beautifully landscaped rear gardens and a useful workshop to the rear of the garage which could potentially be converted for multiple uses including a home office, this property is ideally suited to couples, downsizers or small families.

The accommodation briefly comprises a welcoming entrance hall, a spacious kitchen diner, a bright and airy sun room, a generously proportioned living room, two double bedrooms and a modern shower room. Externally, to the front is a large block paved driveway providing ample off road parking for several vehicles and leading to a detached single garage, with a cast iron gate opening onto a paved patio garden with three flower beds, a water point and a pathway to the side. Behind the garage is an enclosed concrete yard with access from the rear garden, a further water point and an outside light.

Situated in the highly regarded town of Ossett, the property is conveniently positioned close to a wide range of local amenities, including shops, schools and leisure facilities. Excellent transport links are available via the nearby M1 motorway, providing straightforward access to Leeds and the surrounding areas, making the property an excellent choice for commuters.

An early viewing is highly recommended to fully appreciate the spacious accommodation, attractive gardens and excellent lifestyle this wonderful bungalow has to offer.



ACCOMMODATION

ENTRANCE HALL
Timber front entrance door with two stained glass inserts leading into the entrance hall. Two central heating radiators, coving to the ceiling, doors leading to storage cupboard, bathroom and bedroom one, sliding frosted glass doors to sun room, double doors leading into the kitchen diner and door with single glazed windows to either side into lounge.

SUN ROOM
8'7" x 11'5" (2.62m x 3.49m)
Central heating radiator, laminate flooring, timber double glazed windows on all sides with French doors leading out to the rear garden. Wood cladding to the ceiling and walls. Enjoys an open aspect view to the rear garden.



DINING ROOM
9'4" x 9'8" (2.86m x 2.95m)
UPVC double glazed bay window overlooking the front aspect and double glazed window to the side. Two central heating radiators, wood cladding to the walls, picture rail, wooden beams to the ceiling, electric fire and opening into the kitchen.

KITCHEN
8'9" x 8'9" (2.67m x 2.67m)
Inset spotlights to the ceiling, UPVC double glazed window overlooking the front aspect, inset spotlights to the ceiling, wall and base units with laminate work surface over, laminate splash back, integrated double oven and grill, four ring gas hob with a tiled splash back and cooker hood above, display wall cabinets, plumbing and drainage for an automatic washing machine, space and plumbing for a dishwasher, space for a large freestanding fridge and freezer, solid wooden floor.



LIVING ROOM
11'5" x 16'3" plus 7'3" x 10'4" (3.49m x 4.96m plus 2.22m x 3.17m)
Timber framed curved bay window to the front, two central heating radiators, living flame effect gas fire with decorative hearth, interior and surround. Archway to further lounge area and coving to the ceiling. The further area has a timber framed double glazed window to the side, three central heating radiators, timber framed single glazed windows to the entrance hall. Door to bedroom two.



SHOWER ROOM/W.C.
5'4" x 6'8" (1.65m x 2.04m)
Timber double glazed frosted window to the side, low flush w.c., enclosed corner shower cubicle with electric shower, chrome ladder style radiator, wall mounted ceramic wash basin with mixer tap and vanity units below. Central heating radiator, fully tiled walls, wall mounted heater.



BEDROOM ONE
11'11" x 9'8" (3.64m x 2.95m)
Built in wardrobes, dressing table area, cupboards over and further wardrobes. UPVC double glazed window overlooking the rear aspect, coving to the ceiling, central heating radiator.



BEDROOM TWO
8'2" x 10'5" (2.51m x 3.18m)
UPVC double glazed window overlooking the rear aspect, central heating radiator, coving to the ceiling and a new boiler housed within the double door storage cupboard.



LOFT SPACE
Fully boarded to the walls, floor and ceiling. Solid timber double glazed window to the rear elevation, power and light. Opportunity for potential conversion.

OUTSIDE
To the front of the property is a large block paved driveway providing ample off road parking for several vehicles and leading to a detached single garage. A cast iron gate provides access into a large paved patio area to the front, with a water point connection positioned beneath the kitchen window. The garden is enclosed by solid brick walls and has a paved pathway running along the left hand side. The front garden incorporates three flower beds arranged across two sections. Behind the garage is a concrete rear yard, which can be accessed through an opening from the rear garden. There is a water point connection, an outside light positioned centrally and solid brick walls enclosing the area.



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.