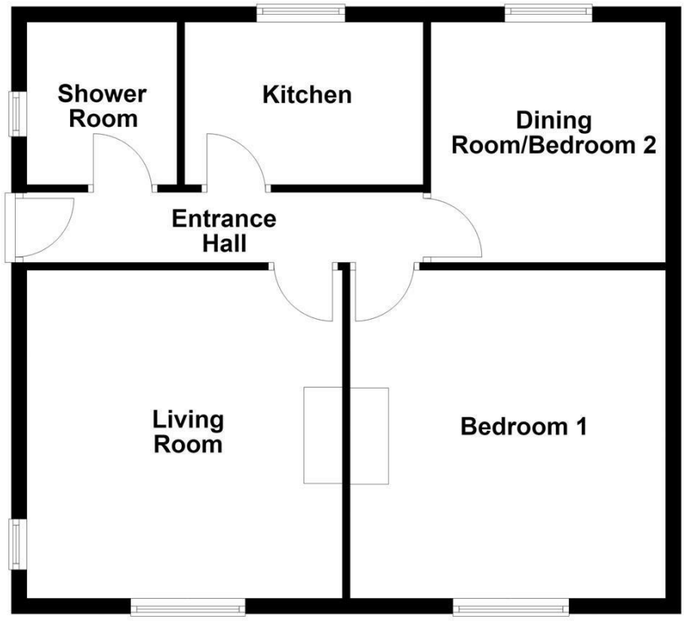
## Ground Floor

Approx. 62.1 sq. metres (668.3 sq. feet)



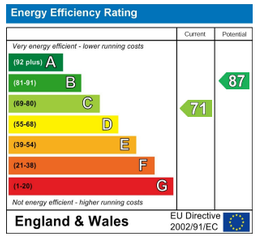

Total area: approx. 62.1 sq. metres (668.3 sq. feet)

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

# 43 Springstone Avenue, Ossett, WF5 9EQ

## For Sale Freehold £250,000

Situated in the sought after market town of Ossett is this superb two bedroom semi-detached true bungalow, offering spacious and well presented accommodation throughout. Boasting generous reception space and attractive front and rear gardens, the property also benefits from ample off road parking, making it an excellent opportunity for a wide range of buyers.

The accommodation briefly comprises an entrance hall with loft access and doors leading to the living room, kitchen, shower room, bedroom one and bedroom two/dining room. Externally, the property enjoys an attractive frontage with decorative pebble beds and mature planted borders. A paved driveway provides ample off road parking and extends down the side of the property, offering access to the rear garden and the detached single garage, which features an up-and-over door. There is also a useful brick built store housing the gas combi boiler. To the rear, the enclosed garden incorporates lawned areas, established planted borders, and a combination of paved and concrete patio seating areas, creating the perfect space for outdoor dining and entertaining. The garden is fully enclosed by boundary walls and timber fencing, making it ideal for children and pets.

The property occupies a convenient and highly desirable location, particularly appealing to those wishing to be within easy reach of local amenities. A range of shops, schools, and everyday facilities can be found nearby, with Ossett town centre itself just a short distance away. Regular bus services operate locally, while the nearby city of Wakefield offers two railway stations providing excellent links to Leeds, Manchester, London, and beyond. For those commuting further afield, Junction 40 of the M1 motorway is only a short drive away.

Only a full internal inspection will truly reveal the quality, space, and potential this fantastic bungalow has to offer. An early viewing is highly recommended to avoid disappointment.

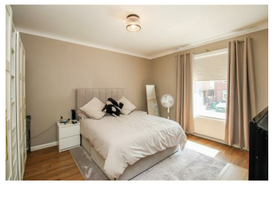
## ACCOMMODATION

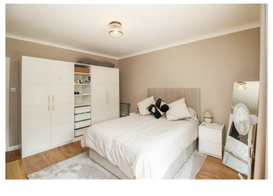
### ENTRANCE HALL
3'1" x 16'10" (0.95m x 5.15m)
A composite side entrance door leads into the welcoming entrance hall, which benefits from loft access, spotlighting to the ceiling, a central heating radiator, and doors providing access to the shower room, kitchen, living room, bedroom one, and dining room/bedroom two.

### KITCHEN
10'0" x 6'11" (3.06m x 2.12m)
Fitted with spotlighting to the ceiling, a UPVC double glazed window overlooking the rear garden, and a central heating radiator. The kitchen is appointed with a range of modern shaker style wall and base units incorporating quartz work surfaces and matching upstands. There is a composite sink and drainer with mixer tap, four ring induction hob with glass splashback and extractor hood above, integrated oven and microwave, integrated fridge freezer, and integrated washing machine.

### LIVING ROOM
13'9" x 13'5" (max) x 4'7" (min) (4.20m x 4.10m (max) x 1.40m (min))
A bright and spacious reception room benefiting from UPVC double glazed windows to both the front and side elevations, together with a central heating radiator. The focal point of the room is an electric fireplace with marble hearth, surround and mantel, designed to provide the appearance of a traditional log burning stove.

### BEDROOM ONE
13'11" x 13'5" (max) x 11'10" (min) (4.25m x 4.10m (max) x 3.62m (min))
A generously proportioned principal bedroom featuring a UPVC double glazed window to the front elevation and a central heating radiator.





### DINING ROOM/BEDROOM TWO
10'3" x 10'0" (3.13m x 3.05m)
A versatile room offering flexibility as either a formal dining room or second bedroom. Benefiting from a UPVC double glazed window to the rear elevation and a central heating radiator.

### SHOWER ROOM
6'7" x 6'4" (2.01m x 1.95m)
Featuring spotlighting to the ceiling, an extractor fan, and a frosted UPVC double glazed window to the side elevation. The suite comprises a concealed cistern low flush WC, ceramic wash basin set within a vanity storage unit with mixer tap and quartz work surface over, together with a walk in shower cubicle fitted with a rainfall shower head and separate handheld attachment. The room is finished with brushed brass fittings throughout, a brushed brass ladder style heated towel radiator, and full wall tiling.

### GARAGE
8'3" x 15'11" (2.52m x 4.86m)
Single detached garage fitted with an up-and-over door.

### BRICK BUILT STORE
4'7" x 4'3" (1.42m x 1.30m)
Useful brick built store housing the gas meter and gas-fired combi boiler.

### OUTSIDE
To the front of the property is a low maintenance garden, predominantly laid with decorative pebble beds and paved features. A block paved driveway provides ample off road parking and extends down the side of the property, passing through wrought iron gates and leading to the detached garage and rear garden. The enclosed rear garden incorporates a lawned area with established planted borders, together with paved and concrete patio seating areas, creating an ideal space for outdoor dining and entertaining. Additional decorative pebble beds enhance the garden, which is fully enclosed by boundary walls and timber fencing, making it particularly suitable for children and pets.

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

### 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.

### EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

### VIEWINGS
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.