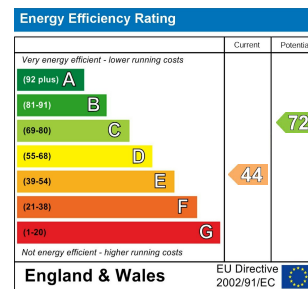
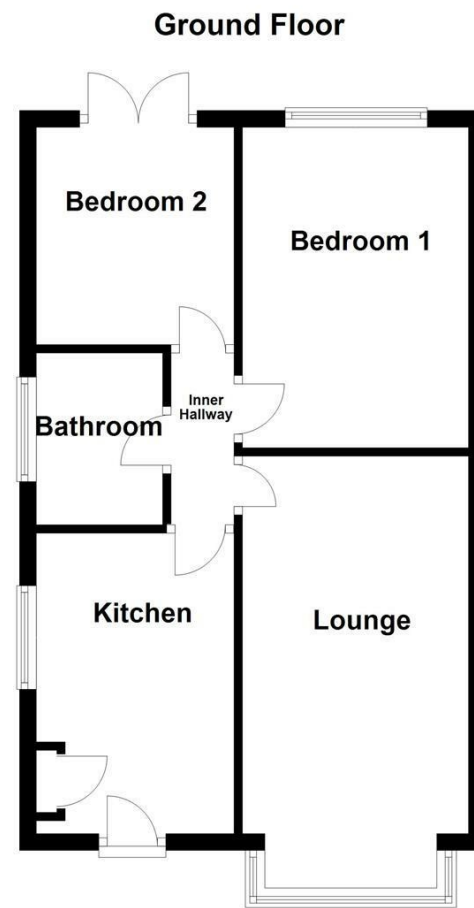




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



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.
 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.



183 Manor Road, Ossett, WF5 0ET
For Sale Freehold Offers In The Region Of £244,950

Recently renovated to a high standard, is this superbly presented two bedroom semi detached bungalow benefitting from modern kitchen, driveway parking and rear gardens.

The property briefly comprises of a living room, kitchen, two bedrooms and a family bathroom/w.c. Outside there are low maintenance gardens to the front and rear of the property with decked seating area, as well as driveway parking and a detached single garage with up and over door.

Situated in Ossett, this property is ideally located for a range of amenities including shops and schools, with local bus routes nearby travelling to and from Wakefield city centre. There is also easy access to J40 of the M1 motorway, ideal for anyone commuting further afield for work.

Done to a fantastic standard, this property is ready to move into and a viewing is highly recommended to truly appreciate the work that has been done.



ACCOMMODATION

KITCHEN

11'8" x 8'8" [3.58m x 2.66m]

UPVC double glazed window to the side elevation. Modern fitted kitchen with an array of wall and base units for storage with wood effect laminate work tops, integrated gas hob with cooker hood, integrated oven, space for a washing machine and small island to one side with USB charging ports. Spotlights to the ceiling and built in storage cupboard. Door leading through into the lounge.



LOUNGE

19'5" x 10'6" [5.94m x 3.21m]

UPVC double glazed walk in bay window to the front elevation, spotlights to the ceiling, gas central heating radiator, feature open fireplace with marble hearth and wood surround.



BEDROOM ONE

18'6" x 9'11" [5.65m x 3.04m]

UPVC double glazed window to the rear elevation, gas central heating radiator, spotlights to the ceiling and USB charging ports.



BEDROOM TWO

11'5" x 9'4" [3.49m x 2.85m]

Currently used as a dining room. UPVC double glazed French doors leading out to the rear garden, gas central heating radiator and spotlights to the ceiling.



BATHROOM/W.C.

6'2" x 5'6" [1.89m x 1.70m]

UPVC double glazed frosted window to the side elevation, corner shower cubicle, vanity wash hand basin unit with mixer tap, chrome ladder style radiator, spotlights to the ceiling and low flush w.c.



OUTSIDE

To the front of the property there is gated entry with flagged garden and solid and bush border, as well as a driveway with ample space for several vehicles. To the rear there is a decked seating area out from the French doors, leading to an easy to maintain lawn with a bush and shrub border to the rear. There is a detached garage used for storage with an up and over door.



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.