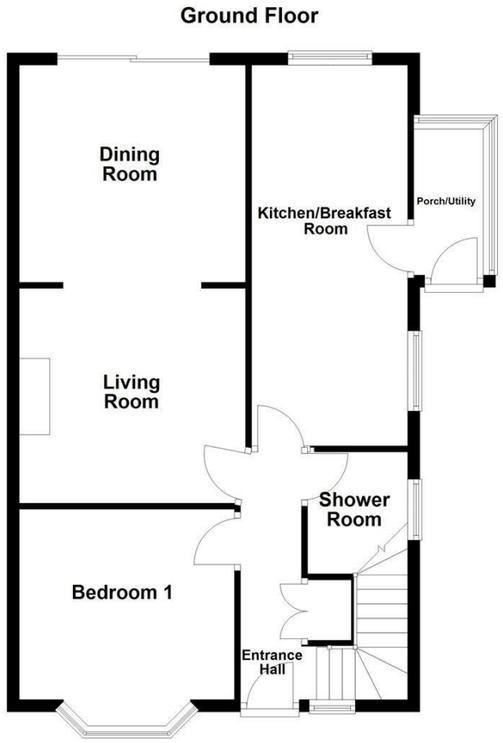
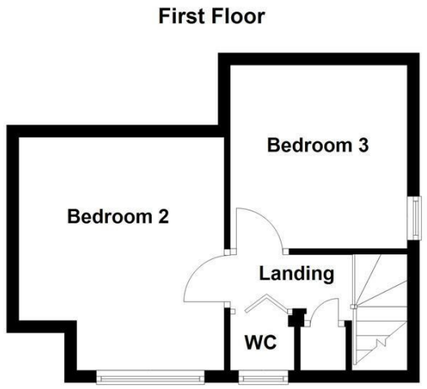
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



# 11 Wilman Post, Ossett, WF5 8DL

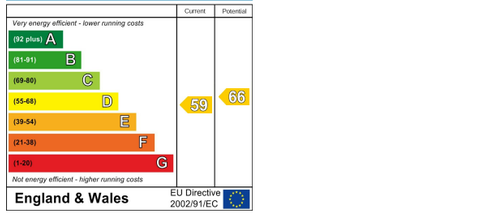
## For Sale Freehold £225,000

Nestled into the cul-de-sac location in the sought after town of Ossett is this semi detached dormer bungalow benefiting from three good size bedrooms, ample reception space furthered by a rear extension and gardens to the front and rear.

The accommodation fully comprises of the entrance hall with access to the first floor landing via the stairs, bedroom one, living room, kitchen breakfast room, shower room/w.c., dining room and side porch/utility. To the first floor there are two bedrooms and a w.c. To the front of the property the garden is laid to lawn with mature shrubs and flowers throughout. A block paved driveway provides off road parking and to the rear there is a mainly laid to lawn garden with mature shrubs and flowers, paved patio and is surrounded by timber fencing with space for a garden shed.

Ossett boasts a town centre, which enjoys a twice weekly market, ideal for schools and is close to the M1 motorway for the commuter. Amenities are nearby the property.

Only a full internal inspection will truly show what is to offer at this property and an early viewing is advised.




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
Composite front entrance door with frosted glass pane into the entrance hall.

## ENTRANCE HALL
Coving to the ceiling, ceiling rose, central heating radiator, staircase to the first floor landing, UPVC double glazed window to the front, storage cupboard. Doors to bedroom one, living room, kitchen breakfast room and shower room/w.c.

## BEDROOM ONE
11'6" x 11'3" max x 10'3" min (3.53m x 3.43m max x 3.13m min)
UPVC double glazed bay window to the front, central heating radiator, coving to the ceiling, ceiling rose, fitted wardrobes.

## SHOWER ROOM/W.C.
5'4" x 6'6" (1.63m x 2m)
Frosted UPVC double glazed window to the side, two ladder style central heating radiators, concealed low flush w.c., ceramic wash basin built into storage unit with mixer tap, tiled shower cubicle with electric shower head attachment and shower screen.

## LIVING ROOM
11'6" x 12'4" max x 10'10" min (3.51m x 3.76m max x 3.31m min)
Opening into the dining room, coving to the ceiling, ceiling rose, central heating radiator, flush fitting gas fireplace.

## DINING ROOM
11'11" x 11'11" (3.65m x 3.65m)
Coving to the ceiling, ceiling rose, UPVC double glazed sliding doors to the rear.

## KITCHEN BREAKFAST ROOM
8'4" x 21'4" (2.56m x 6.52m)
UPVC double glazed door with stained glass leading into the side porch/utility. UPVC double glazed window to the side, UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, a range of wall and base units with laminate work surface over, stainless steel 1 1/2 sink and drainer with mixer tap, tiled splashback, four ring electric hob with extractor hood over, integrated double oven, space for fridge and freezer.

## SIDE PORCH/UTILITY
7'10" x 3'8" (2.4m x 1.12m)
Surrounded by UPVC double glazed windows, UPVC double glazed entrance door, laminate work surface, space and plumbing for a washing machine.

## FIRST FLOOR LANDING
Access to two bedrooms and a w.c. Storage cupboard.

## BEDROOM TWO
12'6" x 8'7" max x 7'10" min (3.82m x 2.64m max x 2.41m min)
UPVC double glazed window to the front, central heating radiator, ceiling rose, range of fitted wardrobes.

## BEDROOM THREE
10'0" x 8'11" (3.06m x 2.72m)
UPVC double glazed window to the side, access to the storage unit, central heating radiator, spotlight to the ceiling.

## W.C.
2'11" x 3'5" (0.9m x 1.06m)
Frosted UPVC double glazed window to the front, partial panelling to the walls, low flush w.c., wall mounted wash basin, partial tiling.

## OUTSIDE
To the front the garden is mainly laid to lawn with planted features surrounding incorporating shrubs and flowers. Timber fence and wall surround. Timber gates providing access onto the block paved driveway, which leads down to the side of the property. The rear is mainly laid to lawn incorporating mature shrubs and borders throughout. Block paved patio area perfect for outdoor dining and entertaining purposes. Timber fence surround.

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

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

## 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.