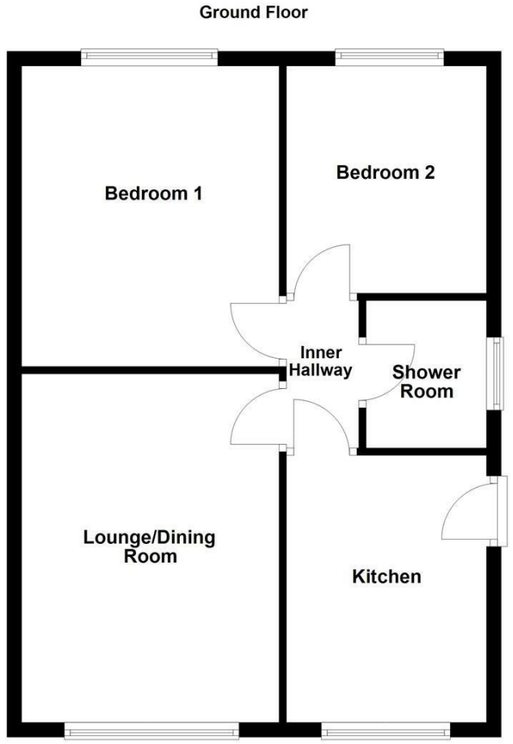
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



4 Garden Close, Ossett, WF5 0SQ

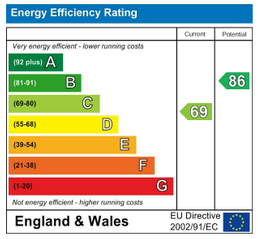
For Sale Freehold £229,995

Well appointed throughout is this attractive two bedroom semi detached bungalow situated in a popular part of Ossett benefitting from UPVC double glazing and gas central heating.

The property briefly comprises of the kitchen, lounge/dining room with inner hallway leading to the modern shower room and two bedrooms. Outside there is a lawned garden to the front and driveway to the side with good sized lawned garden to the rear incorporating small flagged patio area.

Ossett plays host to a range of amenities including shops and good schools with local bus routes nearby and the motorway network is only a short drive away, perfect for those looking to commute further afield.

Offered for sale with no chain and vacant possession, an ideal home for the professional couple or those looking to downsize and an early viewing comes highly recommended.



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

KITCHEN

8'11" x 11'11" (2.72m x 3.65m)

UPVC side entrance door. Range of modern fitted wall and base units with work surface over incorporating stainless steel sink and drainer, plumbing for a washing machine, integrated oven and grill with four ring gas hob and filter hood. Integrate fridge/freezer, fully tiled floor, UPVC double glazed window to the front, recess ceiling spotlights and radiator. Door to the hallway and door to the lounge/dining room.

LOUNGE/DINING ROOM

11'8" x 15'8" (3.58m x 4.80m)

Coving to the ceiling, gas fire, radiator and UPVC double glazed window to the front.

HALLWAY

Loft access, doors to two bedrooms and shower room.

SHOWER ROOM/W.C.

6'6" x 5'5" (2.0m x 1.66m)

Modern three piece suite comprising low flush w.c., pedestal wash basin and shower cubicle with mixer shower. Fully tiled walls and floor. Recess ceiling spotlights, UPVC double glazed frosted window to the side and radiator.

BEDROOM ONE

12'3" (max) x 10'6" (min) x 12'3" (3.75m (max) x 3.21m (min) x 3.74m)

UPVC double glazed window to the rear and radiator.

BEDROOM TWO

10'2" x 9'0" (3.11m x 2.75m)

UPVC double glazed window to the rear and radiator.

OUTSIDE

To the front is a lawned garden and driveway to the side, To the rear is a good sized lawned garden incorporating small flagged patio 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.