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

2 Westfield Farm, Westfield Drive, Ossett, WF5 8QT

For Sale Freehold £210,000

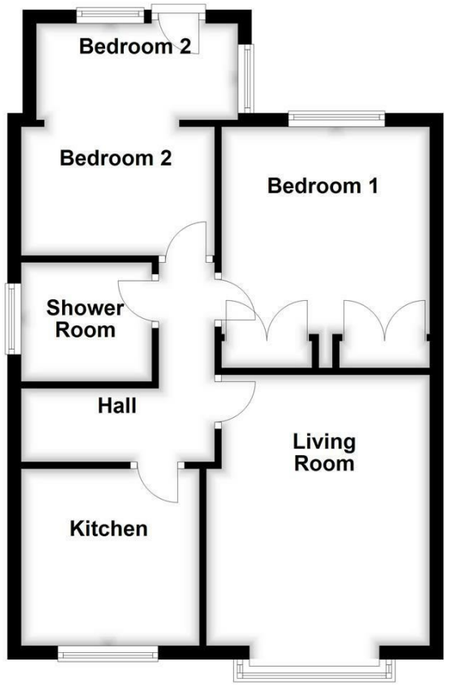
Situated close to Ossett town centre is this semi detached bungalow benefitting from driveway parking, detached garage and enclosed rear garden.

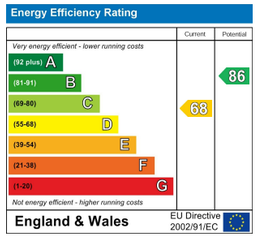
The property briefly comprises of the entrance hall, living room, kitchen, two bedrooms and shower room/w.c. Outside to the front there is a low maintenance lawn and driveway parking leading to the detached garage. The rear garden is lawned with bush and shrub border and flagged patio seating area.

Situated within walking distance of Ossett town centre, the property is ideally located for all local shops and amenities including Ossetts twice weekly market. The property is well positioned on main bus routes for those looking to commute further afield.

A viewing is highly recommended.

Ground Floor





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

ENTRANCE HALL
UPVC side entrance door into the hallway and central heating radiator. Access to the kitchen, living room, two bedrooms and shower room.

LIVING ROOM
13'1" x 10'9" (4.01m x 3.30m)
UPVC double glazed box window to the front elevation, central heating radiator and electric fire with wood surround.

KITCHEN
8'7" x 8'8" (2.63m x 2.66m)
UPVC double glazed window to the front elevation. Fitted kitchen with an array of wall and base unit with laminate work tops, integrated oven with electric hob, cooker hood and splash back. Stainless steel sink and drainer unit, space for a fridge/freezer, space for a washing machine, spotlights to the ceiling and central heating radiator.

BEDROOM ONE
11'8" x 10'1" (3.58m x 3.09m)
UPVC double glazed window to the rear elevation, central heating radiator and fitted wardrobes to one side.

BEDROOM TWO
12'0" (max) x 9'5" (3.66m (max) x 2.87m)
UPVC double glazed windows to the side elevation, central heating radiator and UPVC window and door to the rear garden.

SHOWER ROOM/W.C.
6'4" x 5'5" (1.95m x 1.66m)
UPVC double glazed frosted window to the side elevation. Three piece suite comprising corner shower cubicle with wall mounted electric shower, wash hand basin with mixer tap and low flush w.c. Chrome style ladder radiator,s potlights to the ceiling and fully tiled walls and floor.

OUTSIDE
To the front of the property there is a low maintenance lawn with driveway parking to the side leading to the detached garage with up and over door. To the rear is a lawned garden with bush and shrub border and flagged patio seating 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.