Richard Kendall Estate Agent

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# 52D High Street, Ossett, WF5 9RL

## For Sale Freehold £215,000

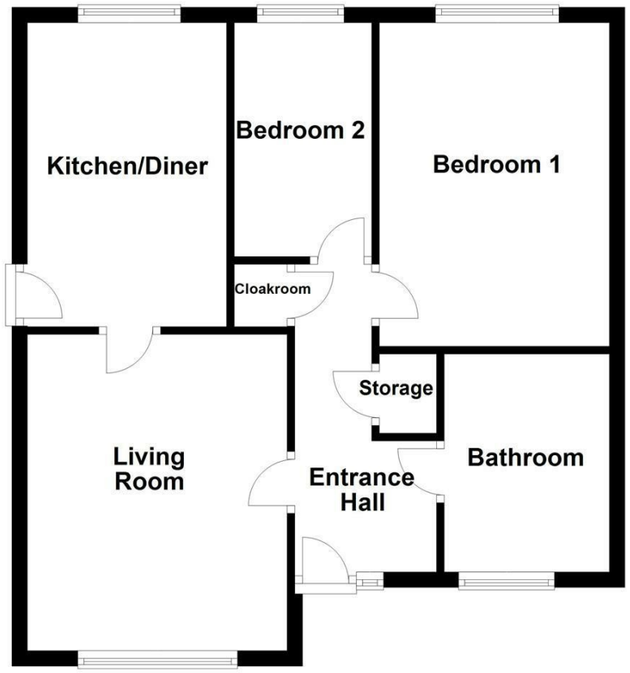
Set back from High Street in Ossett, this over 55's attractive two bedroom link-detached true bungalow offers well proportioned accommodation throughout and represents an excellent opportunity for a range of buyers. Boasting spacious reception areas, front and rear gardens, and off road parking, the property is certainly not to be missed.

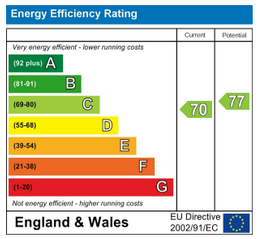
The accommodation comprises an entrance hall with loft access and two useful storage cupboards, with doors leading to the living room, two bedrooms and the bathroom. The living room provides access to the kitchen diner, which in turn benefits from a side access door opening directly onto the rear garden, enhancing the practical layout of the home. Externally, the front garden is primarily laid to lawn with a paved pathway leading to the entrance door, alongside a tarmac driveway providing off-road parking for one vehicle. The enclosed rear garden is also mainly laid to lawn and features a paved patio area, ideal for outdoor dining and entertaining, together with a timber-built garden shed offering useful storage. The garden is fully enclosed by timber fencing, making it well suited to both children and pets.

The property occupies a highly convenient location, particularly appealing to those looking to downsize, with a range of local amenities including shops, schools and public houses all within walking distance. A wider selection of facilities can be found in the nearby towns and cities of Wakefield and Dewsbury. Both centres benefit from train stations providing local and mainline services, including connections to Leeds, Manchester and London. The M1 motorway network is also just a short distance away, offering excellent commuter links further afield.

Only a full internal inspection will truly reveal all that this fantastic home has to offer. Early viewing is strongly recommended to avoid disappointment.

## 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*

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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

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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.

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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
A frosted UPVC double glazed entrance door leads into the hallway, which features coving to the ceiling, a central heating radiator, loft access, two useful storage cupboards and doors providing access to the living room, both bedrooms and the bathroom.

### LIVING ROOM
11'3" x 13'8" (3.45m x 4.17m)
A UPVC double glazed window overlooks the front elevation. The room benefits from coving to the ceiling, a central heating radiator and an electric fireplace with marble hearth, surround and mantel. A door leads through to the kitchen diner.



### KITCHEN DINER
12'11" x 8'11" (3.95m x 2.72m)
Fitted with a UPVC double glazed window to the rear elevation and a frosted UPVC double glazed door to the side of the property. There is coving and spotlighting to the ceiling, a central heating radiator and the Ideal boiler is housed here. The kitchen itself comprises a modern range of wall and base units with work surfaces over, incorporating a composite 1 1/2 bowl sink and drainer with mixer tap and tiled splashbacks. There is a four-ring electric hob with extractor hood above and integrated oven, together with space and plumbing for a washing machine, an integrated dishwasher and integrated fridge freezer.

### BEDROOM ONE
14'1" x 10'0" (4.30m x 3.07m)
UPVC double glazed window overlooks the rear elevation. The room also features coving to the ceiling and a central heating radiator.



### BEDROOM TWO
6'2" x 10'4" (1.90m x 3.15m)
UPVC double glazed window to the rear elevation, coving to the ceiling and a central heating radiator.



### BATHROOM
7'4" x 9'8" (2.26m x 2.95m)
A frosted UPVC double glazed window to the front elevation provides natural light, complemented by an extractor fan and ceiling spotlights. The suite comprises a low flush WC, pedestal wash hand basin and panelled bath, in addition to a separate shower cubicle with mains-fed shower and glass screen. The walls are fully tiled and there is a ladder-style central heating radiator.



### OUTSIDE
To the front, the garden is mainly laid to lawn with a pebbled and planted border, a paved pathway leading to the entrance door and a tarmac driveway providing off road parking for one vehicle. The rear garden is also predominantly laid to lawn, complemented by mature shrub borders and a paved patio area, ideal for outdoor dining and entertaining. There is a timber built shed providing useful storage, and the garden is fully enclosed by timber fencing, making it ideal for families with 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.