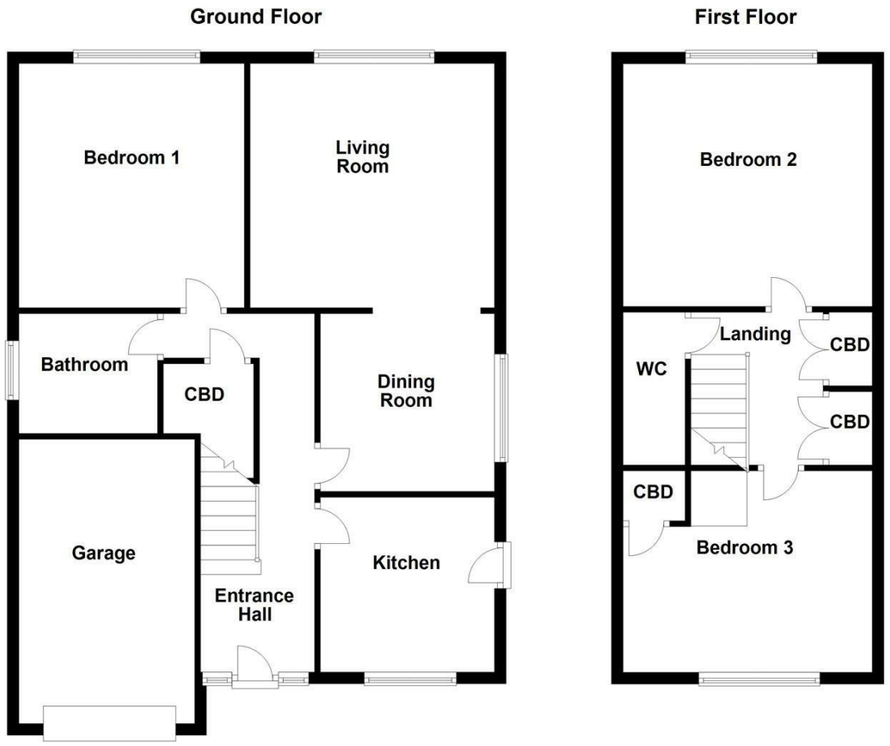
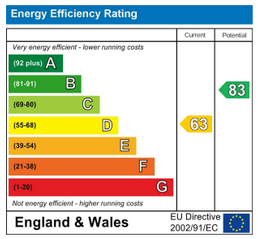


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

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 Chancery Lane, Ossett, WF5 9QN

For Sale Freehold £285,000

Situated in the sought after location of Ossett and nestled into a cul-de-sac is this three bedroom detached dormer bungalow is deceptive from the outside, spacious and attractive with gardens to the front and to the rear, well proportioned rooms throughout and off road parking.

The accommodation comprises of entrance hall, kitchen, dining room, living room, bedroom one, downstairs bathroom and understairs storage cupboard. To the first floor there is access to the loft, two bedrooms, a w.c. and two storage cupboards. To the front the garden has a stone paved patio area perfect for outdoor dining and entertaining, however it does incorporate artificial lawn and there is a block paved driveway providing off road parking for at least two vehicles leading to the single integral garage with electric roller door. To the rear there is a private and tranquil garden with artificial lawn incorporating stone paved pathways and patio area enclosed by walls.

Aptly placed for local amenities and transport links it would make a suitable purchase for a range of buyers including growing families and professional couples looking to commute further afield.

Only an internal viewing will reveal what this home has to offer and an early viewing comes highly advised to avoid disappointment.

ACCOMMODATION

ENTRANCE HALL
20'2" x 8'4" (max) x 3'4" (min) (6.17m x 2.55m (max) x 1.04m (min))
UPVC double glazed frosted pane front door leading into the entrance hall. Frosted UPVC double glazed windows to either side, two central heating radiators, stairs to the first floor landing, doors leading to the kitchen, dining room, bedroom one, downstairs bathroom and understairs storage cupboard. Coving to the ceiling.

KITCHEN
9'10" x 9'10" (3.0m x 3.0m)
UPVC double glazed window to the front, frosted UPVC double glazed door to the side, central heating radiator, frosted single pane serving hatch into the dining room. Coving to the ceiling. A range of wall and base units with laminate work surface over, sink and drainer with mixer tap, glass splashback, freestanding cooker, dishwasher and fridge/freezer and space for washing machine.

DINING ROOM
9'10" x 9'10" (3.0m x 3.0m)
UPVC double glazed window to the side, central heating radiator, coving to the ceiling and opening into the living room.

LIVING ROOM
13'9" x 14'7" (4.21m x 4.46m)
Two central heating radiators, UPVC double glazed window to the rear, coving to the ceiling and ceiling rose. Marble fire surround with electric fire.

BEDROOM ONE
11'10" x 13'10" (3.63m x 4.22m)
Central heating radiator, UPVC double glazed window to the rear, coving to the ceiling.

BATHROOM
6'10" x 7'9" (2.1m x 2.37m)
A modern fitted shower room with a frosted UPVC double glazed window to the side, storage cupboard and black ladder style radiator. A three piece suite with a shower head and glass screen, a wall mounted wash basin with storage under and a low flush W.C. with concealed cistern.

FIRST FLOOR LANDING
Loft access, doors leading to the bedrooms, w.c. and storage cupboards (measuring 0.79m x 1.27m).

BEDROOM TWO
13'6" x 14'0" (4.12m x 4.27m)
Central heating radiator, UPVC double glazed window to the rear.

BEDROOM THREE
14'0" x 11'11" (max) x 9'1" (min) (4.27m x 3.64m (max) x 2.79m (min))
Central heating radiator, UPVC double glazed window to the front, door leading to the storage cupboard.

W.C.
8'5" x 3'4" (2.59m x 1.04m)
Low flush w.c., pedestal wash basin with mixer tap and tiled splashback, extractor fan.

OUTSIDE
To the front there is an Indian stone paved patio area perfect for outdoor entertaining with pebbled borders incorporating artificial lawn. Block paved driveway providing off road parking for at least two vehicles and leading to the single integral garage with electric roller door. To the rear has an artificial lawn incorporating Indian stone paved pathway and patio areas enclosed by walls.

COUNCIL TAX BAND
The council tax band for this property is D.

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.

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.