Richard Kendall Estate Agent

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33 Junction Lane, Ossett, WF5 0HF

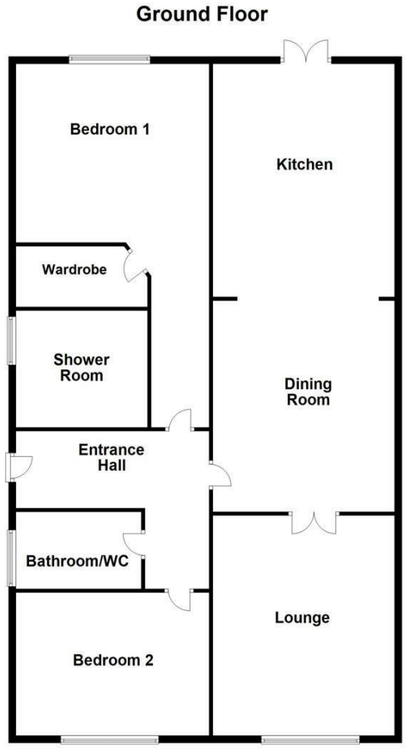
For Sale Freehold £225,000

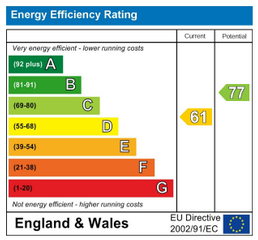
Deceptive from the main roadside is this superbly appointed two bedroom semi detached bungalow enjoying a good size extension to the rear, benefiting from UPVC double glazing and gas central heating.

The accommodation fully comprises of entrance hallway, two well proportioned bedrooms, the main bedroom with en suite shower room and walk in dressing room. A modern bathroom/w.c., dining room opening into the superb modern breakfast kitchen and has access into the spacious lounge. Outside there is a block paved garden area to the front and an attractive landscaped enclosed garden to the rear incorporating flagged terrace area, AstroTurf and block paving.

Enjoying a tucked away position within this popular part of Ossett, the property is well placed for local amenities including shops, schools, local bus routes nearby and has easy access to the motorway network ideal for the commuter wishing to work or travel further afield.

Offered for sale with no upward chain involved and immediate vacant possession, simply a fantastic bungalow ideal for the working couple or those looking to downsize. A full internal inspection comes highly recommended to fully appreciate.





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
Laminate flooring, radiator, recessed LED spotlights, loft access.

BATHROOM/W.C.
5'2" x 6'0" (1.59m x 1.83m)
A modern bathroom comprising low flush w.c., pedestal wash basin and panelled bath with mixer shower attachment over. Radiator, fully tiled walls and floor, UPVC double glazed frosted window to the side.

BEDROOM ONE
8'5" x 9'8" (2.58m x 2.97m)
Walk in area measuring 3' 4" x 8' 3" (1.04m x 2.54m) with radiator, laminate flooring, door into the contemporary en suite/w.c. and opens into the bedroom area.

The bedroom area has a UPVC double glazed window to the rear, continuation of the laminate flooring and door to dressing room with combination boiler. Two radiators and t.v. point.

EN SUITE SHOWER ROOM/W.C.
4'10" x 5'6" (1.48m x 1.70m)
Low flush w.c., full tiled shower compartment with mixer shower, pedestal wash basin with tiled splash back, UPVC double glazed frosted window to the side and heated chrome towel radiator, LED spotlights.

BEDROOM TWO
8'2" x 9'1" (2.49m x 2.77m)
UPVC double glazed window to the front, radiator, laminate flooring.

DINING ROOM
10'2" x 12'9" (3.12m x 3.89m)
Laminate flooring, two radiators, t.v. point, opening into the superb modern fitted breakfast kitchen and double doors leading into the lounge.

LOUNGE
11'3" x 14'1" (3.45m x 4.30m)
Electric fire with a modern surround, two radiators, laminate flooring, UPVC double glazed window to the front.

BREAKFAST KITCHEN
Modern fitted gloss wall and base units with complimentary laminate work surface over incorporating stainless steel sink and drainer, plumbing for washing machine, space for fridge and freezer, space for condensing dryer, integrated Lamona oven and grill, five ring stainless steel gas hob, drawers, granite flooring, double glazed skylight Velux window to the side, recessed LED spotlights, UPVC double glazed French doors out to the rear garden.

OUTSIDE
An attractive and landscaped garden to the rear incorporating flagged terrace patio area ideal for entertaining purposes, feature AstroTurf and block paving. Access to the rear leading to the concrete sectional garage (measuring 5.09m x 2.8m) with up and over door, light and power. Outside security lighting to the rear and side. Gated access to the side. To the front, there is an attractive block paved front garden.

WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"The property is in a quite cul-de-sac position and convenient for local schools, buses and shopping. "

PLEASE NOTE
The photos were taken when the property was previously occupied.

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

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.

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.