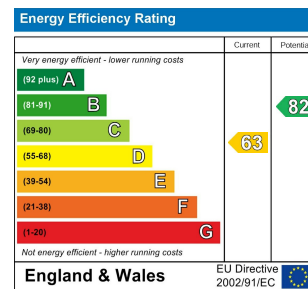


**35 Queens Crescent, Ossett**



**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** [www.mortgagesolutionsofwakefield.co.uk](http://www.mortgagesolutionsofwakefield.co.uk)  
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 339572,  
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.



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



**35 Queens Crescent, Ossett, WF5 8AU**

**For Sale Freehold Guide Price £170,000 - £180,000**

Nestled in a cul-de-sac location in the sought after location of Ossett is this two bedroom semi detached bungalow benefitting from well proportioned accommodation, ample off road and front and rear gardens.

The property briefly comprises of the entrance hall, kitchen, living room, two bedrooms and the shower room/w.c. Outside to the front the garden is pebbled with planted bed borders and a tarmac driveway providing off road parking for several vehicles wrapping around the property to the rear leading to the single detached garage. The rear garden is laid to lawn with planted beds and pebbled borders, fully enclosed by walls and timber fencing.

This property would make an ideal home for a range of buyers and only a full internal inspection will reveal all that's on offer at this quality home and an early viewing is highly advised.



## ACCOMMODATION

### ENTRANCE HALL

Central heating radiator, loft access and doors leading to the two bedrooms, living room, kitchen and shower room.

### KITCHEN

8'7" x 8'7" [2.63m x 2.63m]

UPVC double glazed window to the front, range of wall and base units with laminate work surface over, stainless steel sink and drainer with tiled splash back, space and plumbing for a washing machine and undercounter fridge/freezer. The Worcester boiler is housed in here.

### LIVING ROOM

15'5" x 10'9" [4.7m x 3.3m]

UPVC double glazed bay window to the front, coving to the ceiling, ceiling rose, central heating radiator and gas fireplace with tiled hearth, surround and mantle.



### BEDROOM ONE

10'10" x 10'9" [3.31m x 3.3m]

Central heating radiator, UPVC double glazed window to the rear and coving to the ceiling.



### BEDROOM TWO

8'9" x 7'10" [2.67m x 2.41m]

Coving to the ceiling, central heating radiator and UPVC double glazed window to the rear.



### SHOWER ROOM/W.C.

5'4" x 6'3" [1.64m x 1.91m]

Central heating radiator, UPVC double glazed window to the side, low flush w.c., pedestal wash basin, shower cubicle with shower head attachment and glass shower screen.



## OUTSIDE

To the front of the property the garden is pebbled with planted bed borders surrounded by walls and an iron gate. A tarmac driveway provides off road parking for several vehicles leading down the side of the property to the single detached garage with manual up and over door. The rear garden is laid to lawn with pebbled and planted borders, fully enclosed by walls and timber fencing.



## 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.

## 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.