



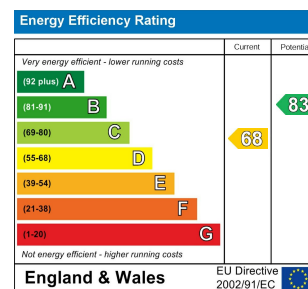
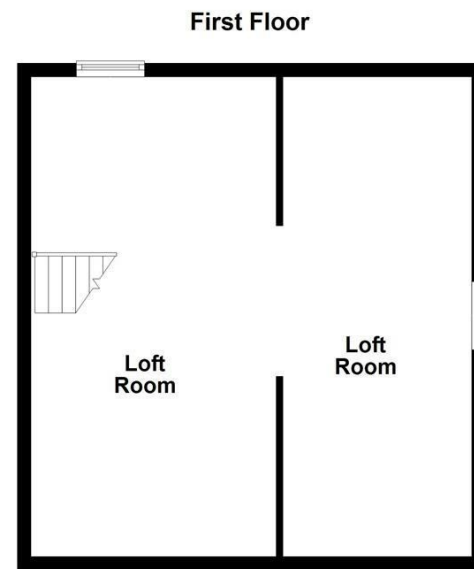
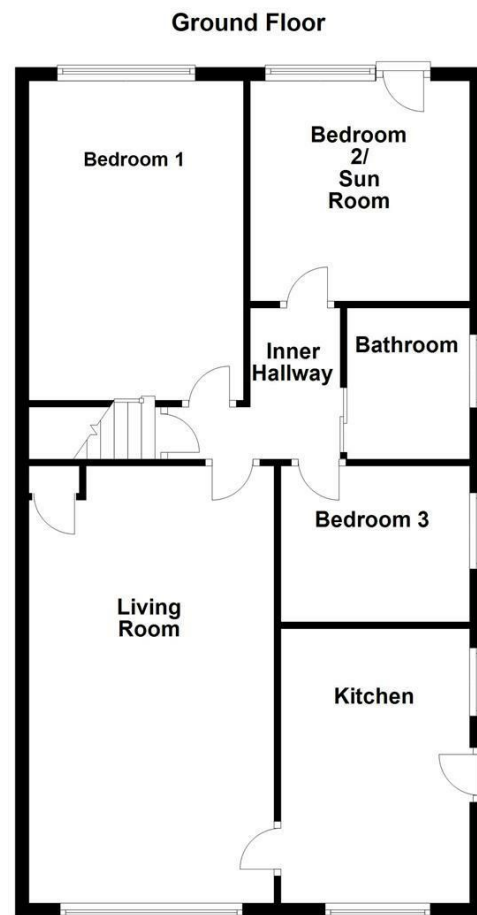
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**IMPORTANT NOTE TO PURCHASERS**

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.



**2 Athold Drive, Ossett, WF5 0PX**

**For Sale Freehold £260,000**

Situated close to Ossett town centre is three bedroom semi detached bungalow benefitting from spacious driveway, front, side and rear gardens, detached garage and occasional loft room.

The property briefly comprises of kitchen, living room, inner hallway leading to three bedrooms and family bathroom, as well as the occasional loft room, which could be converted into a fourth bedroom. Outside the property benefits from front, side and rear gardens with potential to extend, driveway parking and detached garage.

The property is ideally located for all local shops and amenities that Ossett has to offer including its twice weekly market. It is well situated for the motorway network, for those looking to commute further afield.

Only a full internal inspection will reveal all that's on offer at this home and a viewing is highly recommended.



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**ACCOMMODATION**

**KITCHEN**

13'2" x 12'4" [4.03m x 3.77m]  
 Fitted kitchen with an array of wall and base units for storage with laminate work tops, space for a gas cooker, stainless steel sink and drainer unit, space for a washing machine, space for a fridge/freezer, partial tiled splash back, UPVC double glazed windows to the front and side elevation, central heating radiator and door leading through to the living room.

**LIVING ROOM**

20'9" x 11'9" [6.35m x 3.6m]  
 UPVC double glazed window to the front elevation, central heating radiator, built in storage cupboard, feature gas fireplace with surround and door leading through to the inner hallway.



**INNER HALLWAY**

Access to three bedrooms and the family bathroom. Loft access, which is used as an occasional room.

**BEDROOM ONE**

15'5" x 10'4" [4.7m x 3.16m]  
 UPVC double glazed window to the rear elevation, central heating radiator and fitted wardrobes to one side.



**BEDROOM TWO**

10'5" x 10'5" [3.2m x 3.2m]  
 Currently used as a sun room. UPVC double glazed window and door to the rear elevation and central heating radiator.



**BEDROOM THREE**

9'1" x 7'6" [2.78m x 2.29m]  
 UPVC double glazed window to the side elevation and central heating radiator.



**BATHROOM/W.C.**

7'2" x 5'10" [2.2m x 1.8m]  
 UPVC double glazed window to the side elevation, corner shower cubicle with wall mounted shower, wash hand basin, low flush w.c., partially tiled walls and chrome style ladder radiator.



**OCCASIONAL LOFT ROOM**

23'1" x 21'3" [7.04m x 6.48m]  
 UPVC double glazed windows to the front and side elevation, central heating radiator, storage into the eaves and houses the boiler. Currently used as storage but could be converted to a fourth bedroom.



**OUTSIDE**

There are gardens to the side and rear with patio seating and raised bush and shrub border to the rear with access round to the side with further patio seating area and summerhouse. The side leads to the garage with manual up and over door, at the front of the property, currently used for storage. There are easy to maintain lawns to the front with driveway leading up the side and further side gardens with two tiered

bush and shrub border with a further flagged patio seating area. The spacious gardens at the side provide plenty of potential to extend or add further outhouses.



**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.