Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

2 Westfield Drive, Ossett, WF5 8HJ

For Sale Freehold £325,000

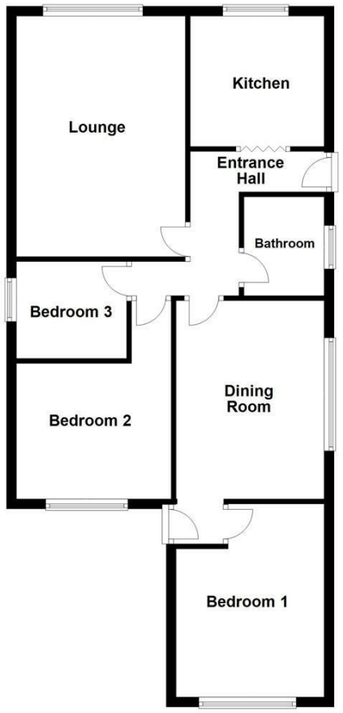
Occupying a generous size plot and having been extended to the rear is this spacious and well maintained three bedroom detached bungalow. Benefiting from UPVC double glazing and gas central heating.

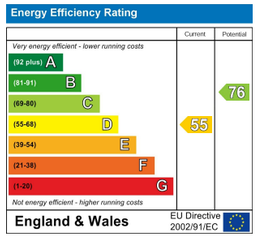
The accommodation fully comprises entrance hall, kitchen, lounge, separate dining room, three bedrooms and bathroom/w.c. Outside there are attractive lawned gardens to the front and rear with a driveway at the side providing ample off road parking and leading to the detached garage.

Situated in a popular part of Ossett the property is well placed to local amenities including shops and good schools. Local bus routes are nearby and Ossett has a twice weekly market.

Offered for sale with no chain involved and immediate vacant possession, this is an ideal opportunity for those looking to downsize, working couple or family and an early viewing comes highly recommended.

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*

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
Side stable entrance door. Radiator, coving to the ceiling, loft access, doors to the dining room, lounge, bathroom, kitchen and two bedrooms.

LOUNGE
16'7" x 11'5" (5.07m x 3.48m)
UPVC double glazed window to the front, radiator, gas fire with stone surround and slate hearth. Coving to the ceiling.

KITCHEN
8'9" x 7'3" (2.68m x 2.21m)
A range of wall and base units with work surface over incorporating sink and drainer with mixer tap, plumbing for washing machine, space and plumbing for slimline dishwasher, integrated Zanussi double oven and grill, four ring stainless steel gas hob with pull out filter hood over, part tiled walls, UPVC double glazed window to the front, space for fridge, door to the pantry.

BEDROOM ONE
12'11" x 10'4" max x 5'0" min (3.94m x 3.16m max x 1.53m min)
UPVC double glazed window to the rear, radiator, coving to the ceiling, fitted wardrobes and dressing table area.

DINING ROOM
11'10" x 9'11" (3.63m x 3.03m)
UPVC double glazed window to the side, radiator, coving to the ceiling. Archway. Aluminium framed side entrance door. Door to bedroom one.

BATHROOM/W.C.
5'5" x 6'7" (1.66m x 2.03m)
Low flush w.c., pedestal wash basin, panelled bath with mixer shower over, tiled walls, UPVC double glazed frosted window, radiator.

BEDROOM THREE
7'3" x 6'7" (2.23m x 2.01m)
UPVC double glazed window to the side, radiator, coving to the ceiling.

BEDROOM TWO
10'4" x 9'0" plus walk in area 3'0" x 2'9" (3.16m x 2.75m plus walk in area 0.93m x 0.85m)
UPVC double glazed window to the rear, radiator, fitted wardrobes and dressing table area.

OUTSIDE
Lawned garden to the rear with plants, trees and shrubs bordering incorporating flagged patio area. Attractive lawned garden to the front with plants and shrubs, gated access to the tarmacadam driveway providing ample off road parking leading to concrete sectional detached garage with up and over door.

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

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

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.