



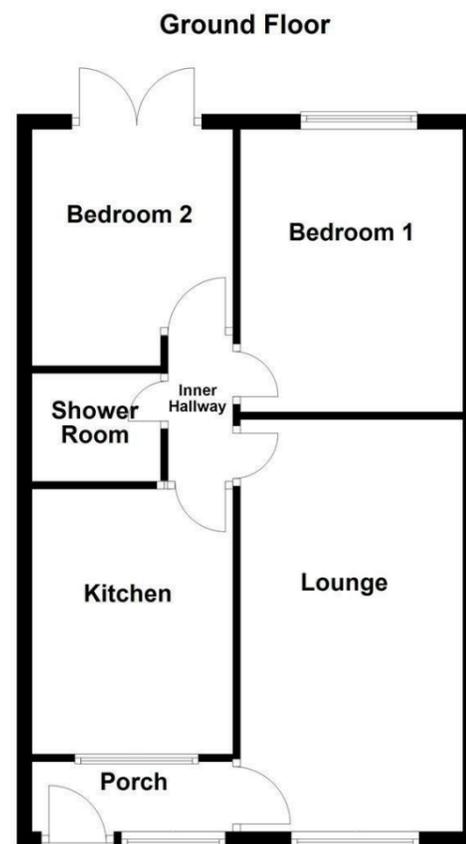
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

#### 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.



## 47 Greenfield Avenue, Ossett, WF5 0ER

### For Sale Freehold 75% Shared Ownership £157,500

Available on a 75% shared ownership basis and exclusively for the over 55s is this superbly appointed two bedroom mid terrace bungalow, offered for sale with no onward chain and benefitting from UPVC double glazing and gas central heating.

The accommodation briefly comprises an entrance porch leading into the lounge, inner hallway, brand new fitted kitchen, modern shower room and two bedrooms. Externally, the property enjoys a lawned garden to the front and an enclosed rear garden incorporating a flagged patio area, ideal for outdoor seating. There is also an allocated parking space to the front.

Situated in the popular area of Ossett, the property is well placed for a range of local amenities including shops, schools and regular bus routes, with good access to the motorway network.

An excellent opportunity for those looking to downsize. Early viewing is highly recommended.

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## ACCOMMODATION

### ENTRANCE PORCH

4'7" x 8'5" [1.42m x 2.59m]

A front entrance door leads into the porch with window to the front elevation and timber frame internal window through to the kitchen, along with a further door into the lounge.



### LOUNGE

18'8" x 10'5" [5.71m x 3.18m]

Double glazed window to the front elevation, electric fire with attractive surround, radiator,

coving to the ceiling and dado rail. Newly fitted carpet and door through to the inner hallway.



### INNER HALLWAY

Loft access, new vinyl flooring and doors leading to two bedrooms, kitchen, shower room and airing cupboard housing the boiler.

### KITCHEN

8'11" x 9'9" [2.73m x 2.98m]

Modern fitted kitchen with a range of white wall and base units and matching work surfaces incorporating a stainless steel sink and drainer with

mixer tap. Space for cooker, fridge and freezer and washing machine. Tiled splashbacks, radiator and double glazed window to the front elevation.

### SHOWER ROOM/W.C.

5'6" x 7'5" [1.68m x 2.28m]

Fitted with a low flush WC, wash basin set within vanity units and walk in shower with mixer shower and rainwater head. Tiled walls, vinyl flooring and chrome heated towel radiator.

### BEDROOM ONE

10'3" x 11'2" [3.14m x 3.41m]

UPVC double glazed window to the rear elevation, central heating radiator, coving to the ceiling, dado rail and fitted wardrobes with sliding doors.



### BEDROOM TWO

8'3" [min] x 9'8" [max] x 9'0" [2.53m [min] x 2.96m [max] x 2.76m]

Central heating radiator, dado rail and UPVC double glazed French doors leading out to the rear garden.



## OUTSIDE

Externally the property benefits from a low maintenance front garden and an allocated off street parking space. To the rear there is an enclosed garden with a flagged patio area, ideal for outdoor seating and entertaining.



## 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.