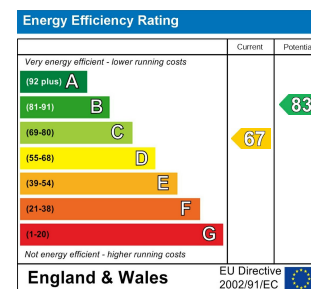
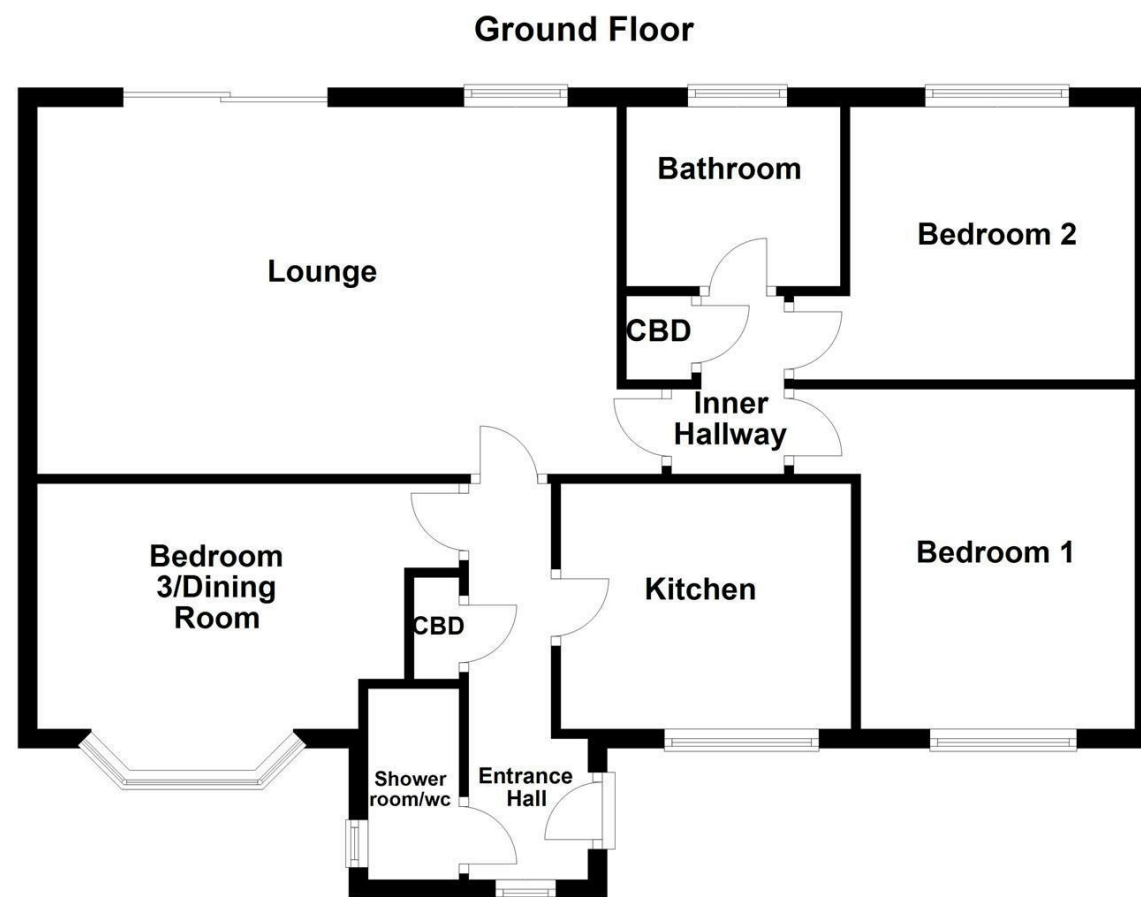




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



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.



27 Kingsmead, Ossett, WF5 8RX

For Sale Freehold £350,000

Enjoying a tucked away position within this modern development is this deceptively spacious and well appointed three bedroom detached bungalow benefitting UPVC double glazing and gas central heating, offered to the market with no chain.

The property fully comprises of entrance hall, modern shower room/w.c., kitchen, dining room/bedroom three, spacious lounge, inner hallway to two further double bedrooms and modern bathroom/w.c. Outside an attractive lawned garden to the front and rear with a block paved driveway to the front providing off street parking leading to a brick built detached garage.

Situated in a popular part of Ossett the property is well placed to local amenities including shops and good schools, with local bus routes nearby as well as Ossetts twice weekly market. The property also has great access to the motorway network.

Offered for sale with no chain and vacant possession, a fantastic bungalow enjoying a nestled away position and an early viewing comes highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed window to the front, laminate flooring, dado rail, detailed coving to the ceiling and radiator. Doors to kitchen, dining room/bedroom three, lounge, cloaks cupboard and shower room/w.c.

SHOWER ROOM/W.C.

72" x 3'3" [2.20m x 1.00m]

Concealed low flush w.c., vanity wash basin, heated chrome towel radiator, walk in shower with electric shower and fully tiled walls and floor. UPVC double glazed frosted window to the side and recess LED spotlights.



KITCHEN

9'10" x 8'3" [3.0m x 2.53m]

Range of modern fitted wall and base units with laminate work surface over incorporating 1.5 sink and drainer with mixer taps,

drawers down the base units, plumbing for washing machine, space for a dishwasher and space for fridge. Integrated oven and grill with five ring stainless steel gas hob and stainless steel filter hood above. Splash back tiles on the wall, coving to the ceiling, radiator and UPVC double glazed window to the front. Boiler is housed within the kitchen.

DINING ROOM/BEDROOM THREE

14'5" max x 10'9" min x 9'2" [4.40m max x 3.29m min x 2.81m]

UPVC double glazed bay window to the front, radiator and coving to the ceiling.



LOUNGE

12'5" x 19'11" [3.80m x 6.08m]

Radiator, gas fire with surround, UPVC double glazed window to the rear and double glazed sliding patio doors to the rear. Detailed coving to the ceiling and door into inner hallway.



INNER HALLWAY

Loft access, spotlights to the ceiling and doors to airing cupboard, two bedrooms and bathroom/w.c.

BEDROOM ONE

11'5" x 9'4" plus walk in area [3.50m x 2.87m plus walk in area]

UPVC double glazed window to the front, radiator and fitted wardrobes to one side of the wall.



BEDROOM TWO

9'5" x 9'4" plus walk in area [2.87m x 2.84m plus walk in area]

UPVC double glazed window to the rear, radiator and fitted wardrobes to one side of the wall.



BATHROOM/W.C.

6'2" x 7'4" [1.89m x 2.25m]

Concealed low flush w.c., vanity wash basin unit with drawers, ceramic tiled bath, heated chrome towel radiator, fully tiled walls and

floor. UPVC double glazed frosted window to the rear and recess LED ceiling spotlights.



OUTSIDE

To the front of the property there is a block paved driveway providing off street parking leading to a brick built detached garage with up and over door. Lawned garden with plants, trees and shrubs bordering. To the rear there's an attractive lawned garden enjoying a good degree of privacy incorporating stone flagged patio and block paved patio. Greenhouse and plants, trees and shrubs bordering.



COUNCIL TAX BAND

The council tax band for this property is D.

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.