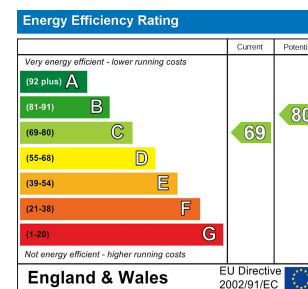
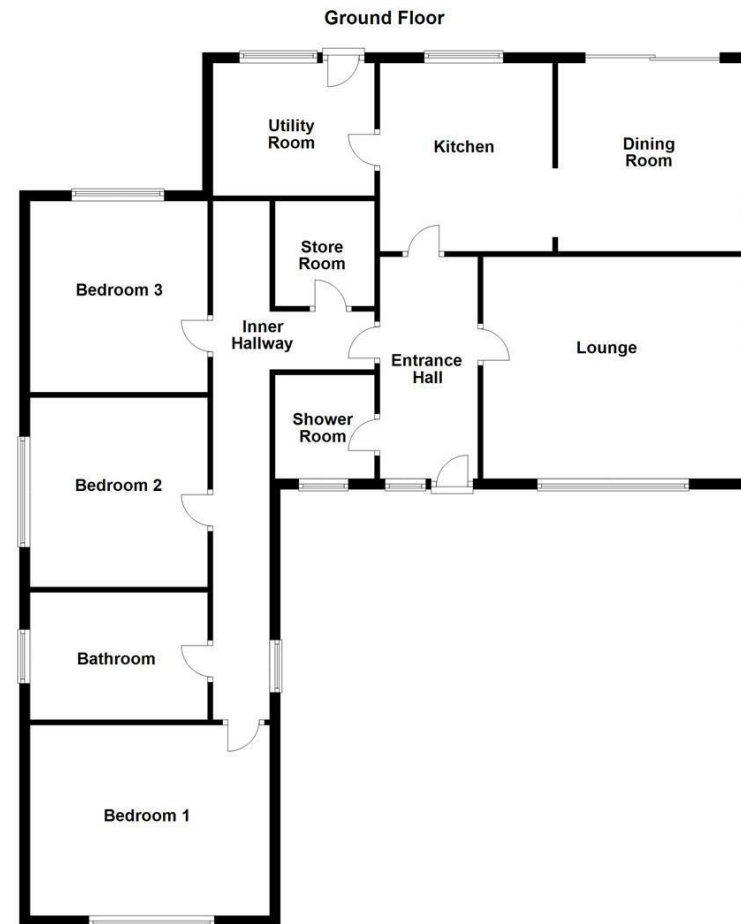




**WAKEFIELD** | **OSSETT** | **HORBURY**  
**01924 291 294** | **01924 266 555** | **01924 260 022**  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
**01924 899 870** | **01977 798 844**



**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.



**138a Kingsway, Ossett, WF5 8DQ**

**For Sale Freehold £495,000**

Enjoying a tucked away position from the main road and occupying a generous sized plot is this substantial and superbly appointed three double bedroom detached bungalow benefitting from UPVC double glazing and gas central heating.

The property fully comprises of entrance hall, living room, shower room/w.c., modern kitchen, utility room, separate dining room, inner hallway leading to store room, three double bedrooms and stunning contemporary bathroom/w.c. Outside there is electric gated access to the driveway providing off street parking leading to brick built garage with electric door. Lawned garden to the front with plants, trees and shrubs bordering. To the rear and enjoying a good degree of privacy is this well tended landscaped lawned garden with plants, trees and shrubs surrounding, incorporating block paved terrace patio areas, ideal for entertaining purposes.

Situated in a popular part of Ossett, the property is well placed to local amenities including shops and good schools, as well as Ossetts twice weekly market. The M1 motorway is only a short distance away, perfect for those looking to commute further afield.

A fantastic opportunity for the growing family or those looking to downsize and only a full internal appraisal will fully reveal the quality of the spacious accommodation on offer.



**ACCOMMODATION**

**ENTRANCE HALL**

Spacious entrance hall with radiator and solid wood flooring. Doors to the kitchen, inner hallway, lounge, shower room and inner hallway.

**LOUNGE**

16'3" x 13'10" [4.96m x 4.22m]

UPVC double glazed windows to the front and side, radiators, solid wood flooring, coving to the ceiling and gas fire with attractive Portuguese limestone surround.



**SHOWER ROOM/W.C.**

6'3" x 6'2" [1.93m x 1.89m]

Concealed low flush w.c., corner shower cubicle, vanity wash basin, fully tiled walls and tiled effect floor. Heated chrome towel radiator, coving to the ceiling, recess LED ceiling spotlights and UPVC double glazed frosted window to the front.

**KITCHEN**

11'9" x 10'7" [3.60m x 3.23m]

Modern fitted kitchen with a range of cream gloss modern fitted wall and base units with matching work surface over incorporating Lamona resin sink and drainer with mixer taps, drawers down the base units, integrated combi microwave, oven and grill, fridge and freezer, pull out larder unit and dishwasher. Heated chrome towel radiator, UPVC double glazed window to the rear, coving to the ceiling, fully tiled walls, wood effect floor, door into utility room and archway leading into separate dining room.

**DINING ROOM**

11'10" x 12'3" [3.63m x 3.75m]

UPVC double glazed window to the side, radiator, solid wood flooring and coving to the ceiling. UPVC double glazed sliding patio doors leading out to the rear.



**UTILITY**

9'10" x 8'7" [3.0m x 2.63m]

Range of modern fitted wall and base units with matching work surface over incorporating Lamona resin sink and drainer with mixer taps, integrated washing machine, fully tiled walls, UPVC double glazed window and door to the rear, radiator and coving to the ceiling. Wood effect floor and the boiler is housed in here.



**INNER HALLWAY**

Door to store room which could be used for a variety of purposes, radiator, solid wood flooring, loft access with drop down ladder and UPVC double glazed window to the side. Doors to three bedrooms and the bathroom.

**BEDROOM THREE**

11'10" x 11'1" [3.63m x 3.39m]

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

**BEDROOM TWO**

11'10" x 11'2" [3.63m x 3.42m]

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



**BATHROOM/W.C.**

11'1" x 7'10" [3.40m x 2.39m]

An array of wall and base units providing plenty of storage, concealed low flush w.c., wash basin, larger than average panelled bath, double shower cubicle with mixer shower, fully tiled walls, wood effect flooring, two heated chrome towel radiators, UPVC double glazed frosted window to the side, recess LED ceiling spotlights and coving to the ceiling.



**BEDROOM ONE**

14'11" x 11'11" [4.57m x 3.64m]

UPVC double glazed window to the front, two radiators and detailed coving to the ceiling.



**OUTSIDE**

To the front of the property there is a lawned garden with plants, trees and shrubs bordering incorporating decking area and electronic operated gate providing off street parking leading to the brick built garage with electric roller door with light and power within. To the rear there is a generous sized lawned garden with plants, trees and shrubs bordering incorporating feature block paved terrace patio areas, ideal for entertaining purposes and timber framed summerhouse and shed.



**PLEASE NOTE**

Please note the vendor has informed us that the road is unadopted and that the neighbours share the cost of the repairs.

**COUNCIL TAX BAND**

The council tax band for this property is E.

**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.