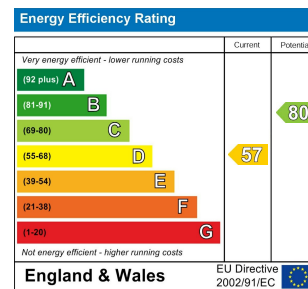
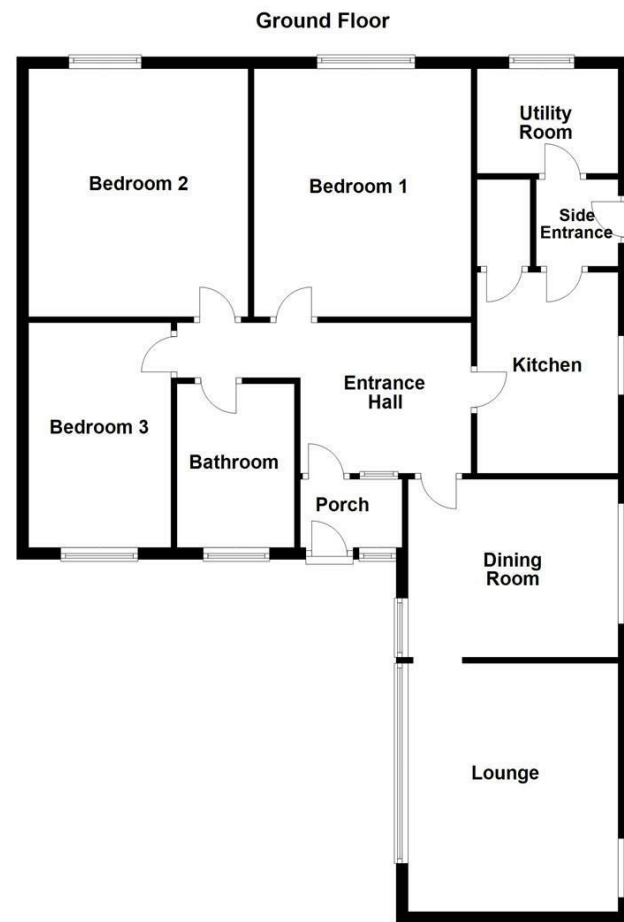




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28 Sowood Lane, Ossett, WF5 0LE

Freehold Offers In The Region Of £320,000

Occupying a good sized plot and deceptively from the main roadside is this spacious three bedroom detached bungalow benefitting from UPVC double glazing and gas central heating.

The property fully comprises of entrance porch, entrance hall, dining room, lounge, three bedrooms (two of which are large doubles), bathroom/w.c., kitchen, side entrance and utility room. Outside, lawned gardens to the front and rear with driveway providing ample off street parking for several vehicles leading to the 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 and Ossetts twice weekly market. There is good access to the M1 motorway for those wishing to travel further afield.

Offering huge potential throughout to develop or extend further, subject to consent and offered for sale with no chain and vacant possession upon completion. A viewing comes highly recommended.

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*

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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

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ACCOMMODATION

ENTRANCE PORCH

Composite entrance door to entrance porch. UPVC double glazed window to the side and door to the entrance hall.

ENTRANCE HALL

Radiator, coving to the ceiling, doors to three bedrooms, bathroom, kitchen and dining room.

BEDROOM ONE

12'3" x 13'10" [3.74m x 4.23m]

UPVC double glazed window to the rear, loft access, fitted wardrobes to two sides of the wall and radiator.



BEDROOM TWO

12'1" x 13'10" [3.70m x 4.22m]

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



BEDROOM THREE

12'8" x 7'10" [3.88m x 2.40m]

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

BATHROOM/W.C.

8'9" x 6'4" [2.69m x 1.94m]

Low flush w.c., tiled bath, walk in shower with mixer shower, fully tiled walls, UPVC double glazed frosted

window to the front, radiator and pedestal wash basin.



KITCHEN

7'11" x 11'0" [2.42m x 3.37m]

Range of wall and base units with work surface over incorporating stainless steel sink and drainer, four ring gas hob, integrated oven and grill, serving hatch into the dining room, UPVC double glazed window to the side, door to side entrance and door to the pantry.

SIDE ENTRANCE

Side entrance door and door into utility room.

UTILITY

5'9" x 7'7" [1.77m x 2.32m]

Belfast sink with work surface over, UPVC double glazed window to the rear, plumbing for a washing machine and space for a dryer. The boiler is housed in here.

DINING ROOM

11'3" x 9'11" [3.44m x 3.03m]

Two low level radiators, UPVC double glazed window to the side and opens up into the lounge.



LOUNGE

13'10" x 11'3" [4.22m x 3.43m]

UPVC double glazed windows to either side, radiator, gas fire and low level radiator.



OUTSIDE

To the front is a lawned garden with plants and shrubs bordering with driveway providing ample off street parking leading to the brick built detached garage with up and over door. There is a lawned garden to rear incorporating low maintenance concrete hard standing area and timber framed shed.



COUNCIL TAX BAND

The council tax band for this property is TBC.

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.