



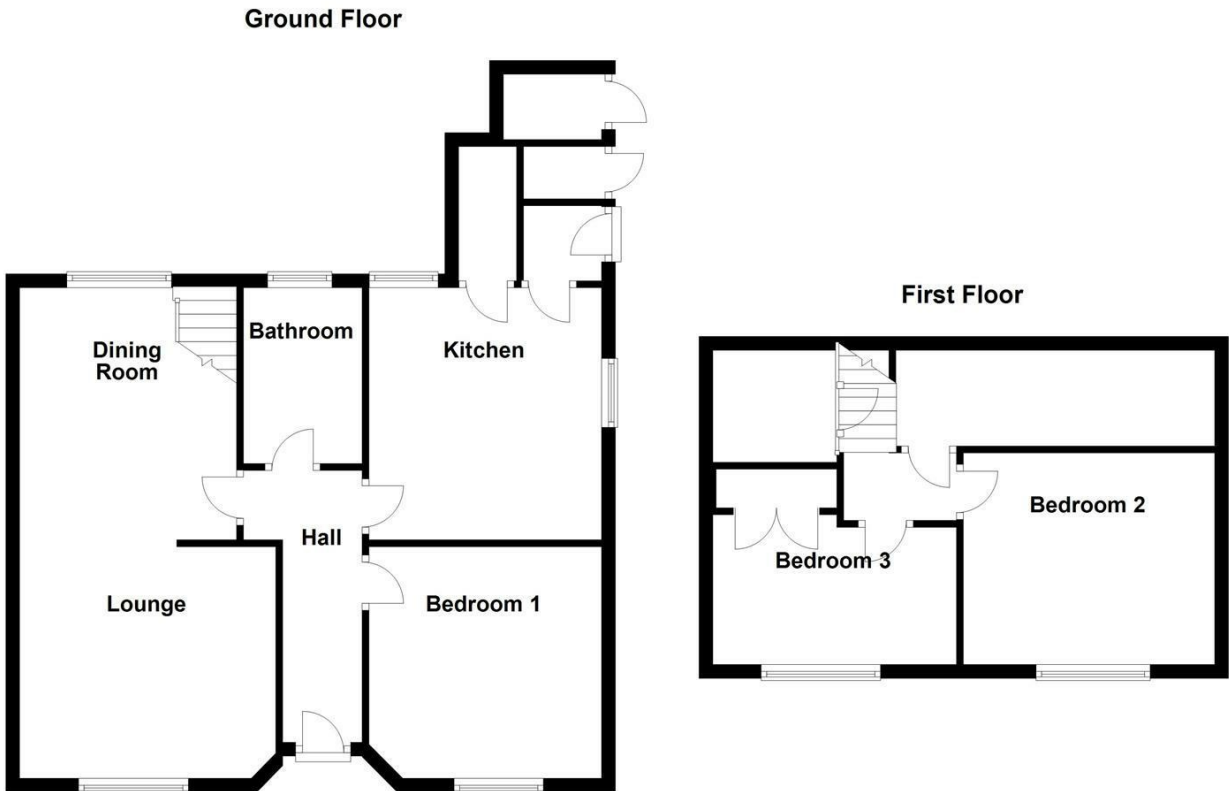
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



**IMPORTANT NOTE TO PURCHASERS**

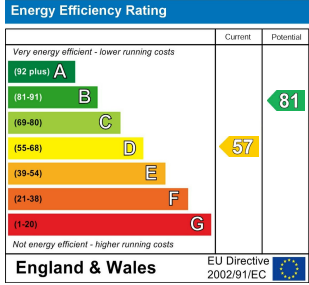
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact 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.

**132 Kingsway, Ossett, WF5 8DQ**

**For Sale Freehold Offers Over £320,000**

Situated close to Ossett town centre is this three bedroom dormer bungalow benefiting from driveway parking, rear garden and three bedrooms. Available with no chain involved and vacant possession.

The accommodation briefly comprises entrance hall, living dining room, kitchen, downstairs double bedroom and bathroom/w.c. To the first floor landing there are two further bedrooms. Externally the property benefits from low maintenance gardens to the front and rear with ample driveway parking to the side.

Situated within walking distance of Ossett town centre, it is ideally located for all local shops and amenities including Ossett's twice weekly market. It is also well situated for the motorway network for those having to commute further afield.

Viewing is highly recommended.



## ACCOMMODATION

### HALLWAY

Entrance door, central heating radiator, access to the living/dining room, bathroom, kitchen and downstairs bedroom.

### LIVING ROOM

11'10" x 10'10" [3.63m x 3.32m]

UPVC double glazed window to the front elevation, central heating radiator, feature gas fireplace with brick surround.



### DINING ROOM

12'0" x 10'3" [3.67m x 3.14m]

UPVC double glazed window to the rear elevation, central heating radiator, staircase leading to the first floor.



### KITCHEN

12'1" x 11'11" [3.7m x 3.64m]

UPVC double glazed windows to the rear and side elevation, central heating radiator, fitted kitchen with an array of wall and base units for storage with laminate worktops, stainless steel sink and drainer unit, space for a gas cooker, space for a fridge freezer, space for a washing machine with partial tiled splashback, door leading to a built in storage cupboard.



### BEDROOM ONE

10'10" x 10'10" [3.32m x 3.31m]

UPVC double glazed window to the front elevation, central heating radiator, built in storage to one side.



### BATHROOM/W.C.

8'6" x 4'11" [2.6m x 1.51m]

Frosted UPVC double glazed window to the rear elevation. Bath suite with hot and cold tap and hand held shower attachment, w.c. and wash hand basin, chrome style ladder radiator, tiled walls, built in storage cupboard housing the water tank. Chrome style ladder radiator, tiled walls, built in storage cupboard housing the water tank.

### FIRST FLOOR LANDING

Providing access to two further bedrooms and storage under the eaves.

### BEDROOM TWO

11'10" x 9'11" [3.63m x 3.04m]

UPVC double glazed window to the front elevation, central heating radiator.

### BEDROOM THREE

11'10" x 7'0" [3.63m x 2.14m]

UPVC double glazed window to the front elevation, central heating radiator, built in storage wardrobe.



### EXTERNALLY

To the front of the property there is a low maintenance gravelled lawn with a flagged centre, bush and shrub border. Tarmac driveway to the side with ample space for several cars. To the rear there are two brick outhouses for storage. Low maintenance garden with decked seating area, gravelled lawn, wooden fence surrounding and a corner patio with space for a storage shed.



### COUNCIL TAX BAND

The council tax band for this property is C

### 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.