



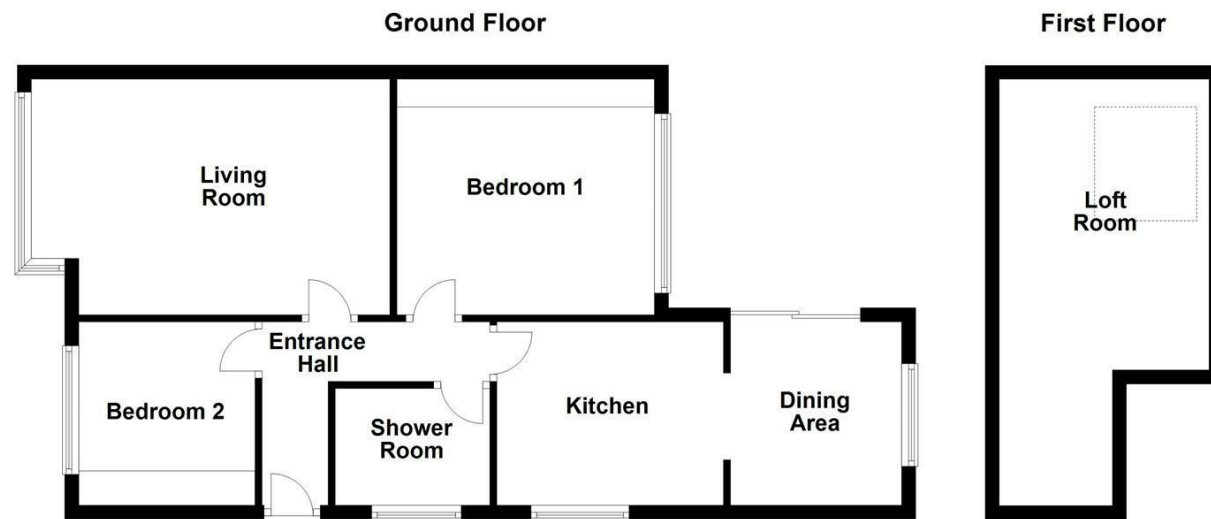
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



2 Barmby Close, Ossett, WF5 0DS

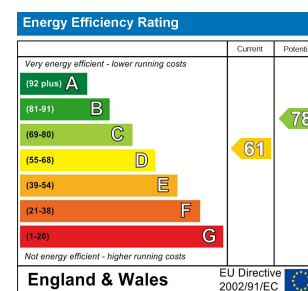
For Sale Freehold £250,000

Nestled in a cul-de-sac location is this two bedroom semi detached true bungalow benefitting from extended kitchen with dining area overlooking the attractive enclosed rear garden with ample off road parking.

The property fully comprises of the entrance hall, two bedrooms with fitted wardrobes, three piece suite shower room/w.c., spacious living room and extended kitchen with archway into the dining area. Outside to the front is an attractive lawned front garden with block paved driveway providing ample off road parking for four vehicles leading to the detached garage. An ornamental gate provides access into the rear garden where there is a paved patio area, perfect for entertaining and dining purposes overlooking an attractive lawned garden with planted borders and large timber shed surrounded by timber panelled surround fences on all three sides.

The property is within walking distance to the local amenities, park and schools located within Ossett town centre which benefits from a twice weekly market and the M1 motorway being only a short distance away, perfect for the commuter looking to travel further afield. Main bus routes run to and from Wakefield city centre as well as Dewsbury and Leeds.

Only a full internal inspection will reveal all that's on offer at this quality home and an early 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*

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.



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



ACCOMMODATION

ENTRANCE HALL

Laminate flooring, central heating radiator, coving to the ceiling and loft access with wooden staircase ladder. Doors to the living room, two bedrooms, kitchen and shower room.

SHOWER ROOM/W.C.

5'8" x 7'1" (1.75m x 2.17m)

Three piece suite comprising enclosed corner shower cubicle with tinted glass door and mixer shower, low flush w.c. and wash basin built into tiled work surface with vanity cupboard below. Fully tiled walls, laminate floor, central heating radiator, strip lighting and UPVC double glazed frosted window to the side aspect.



BEDROOM TWO

8'2" x 8'7" (2.51m x 2.62m)

UPVC double glazed window overlooking the front aspect, coving to the ceiling, central heating radiator and two built in single wardrobes with storage cupboards.



LIVING ROOM

10'11" x 14'6" (min) x 16'10" (max) [3.34m x 4.44m (min) x 5.15 (max)]

UPVC double glazed window, central heating radiator and gas fire on a stone hearth with decorative stone surround and mantle.



BEDROOM ONE

10'11" x 12'0" [3.33m x 3.68m]

Coving to the ceiling, UPVC double glazed window overlooking the rear aspect and central heating radiator. A range of fitted furniture with two double fitted wardrobes, fitted dressing table, two wall mounted drawers and storage cupboards.



KITCHEN

10'7" x 8'7" [3.24m x 2.63m]

Range of wall and base units with stone work surface over and tiled splash back above. Space for a fridge/freezer, plumbing and drainage for a washing machine, space for a slimline dishwasher and UPVC double glazed window to the side aspect. Integrated oven and grill with microwave oven, four ring induction hob with cooker hood above, under counter lighting, strip lighting, laminate flooring and kick heater. Feature archway providing access into the dining area.



DINING AREA

8'0" x 8'7" [2.44m x 2.62m]

UPVC double glazed window overlooking the rear aspect, coving to the ceiling, central heating radiator and a set of UPVC double glazed sliding patio doors leading into the rear garden.



LOFT ROOM

15'2" (min) x 20'0" (max) x 9'10" [4.63m (min) x 6.11m (max) x 3.0m]

Fitted wardrobes to one wall, fitted dressing table, central heating radiator, walk in storage cupboard and timber double glazed velux style window with built in blind providing natural light. Please note, the property does not have building regulations for the loft room to be classed as a third bedroom.



OUTSIDE

To the front of the property there is an attractive lawned front garden with planted borders and paved pathway. A large block paved driveway provides ample off road parking for at least four vehicles running down the side of the property to the detached garage with manual up and over door, timber door and timber window. An ornamental gate provides access into the rear garden where there is a paved patio area, perfect for entertaining and dining purposes overlooking an attractive lawned garden with planted borders and large timber shed surrounded by timber panelled surround fences.



COUNCIL TAX BAND

The council tax band for this property is C.

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.