



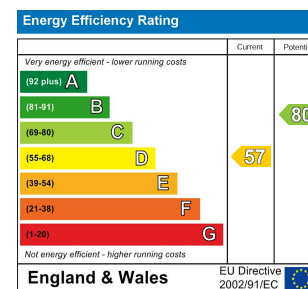
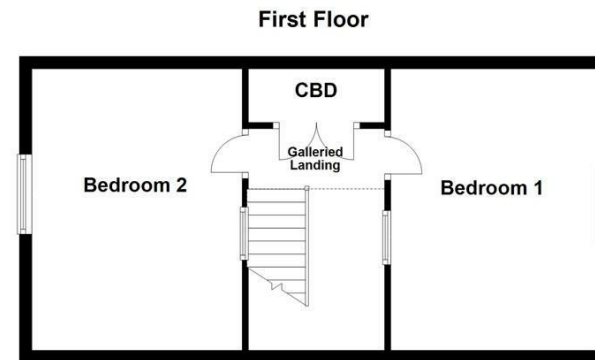
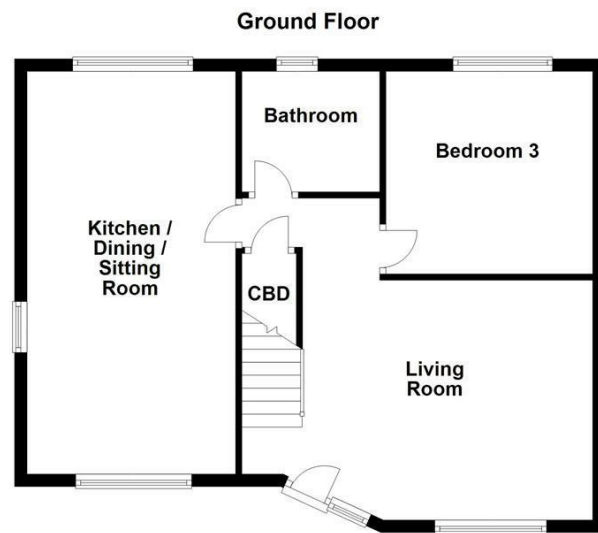
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36a Junction Lane, Ossett, WF5 0HA

For Sale Freehold Offers In The Region Of £345,000

Having been fully renovated throughout by the current owners to a high specification is this stunning three bedroom detached bungalow. Superbly appointed throughout and benefiting from gardens to the front and rear, off road parking and three good size double bedrooms.

The accommodation briefly comprises of the living room, open plan modern fitted kitchen/dining/sitting room, bedroom three and the bathroom/w.c. To the first floor there is a galleried landing with storage and access to both bedroom one and two. To the front of the property the garden is laid to lawn with planted borders, a tarmac driveway provides off road parking for at least two vehicles. To the side the garden has a detached garage with space for a garden shed. The rear garden is mainly laid to lawn with planted borders and incorporates a paved patio area perfect for outdoor dining and entertaining purposes.

This spacious property will make an ideal purchase for a range of buyers, those looking up size, downsize and locate to the Ossett areas. Its is aptly placed for local amenities including shops and schools ranging from nursery to secondary school age. Only a short distance from the M1 motorway for those who look to commute for work.

Only a full internal inspection will truly show what this quality home has to offer and so an early viewing comes highly advised to avoid disappointment.

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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*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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OPEN PLAN KITCHEN/DINING/SITTING ROOM
11'0" x 21'3" [3.36m x 6.48m]

Four UPVC double glazed windows (one to the front, two to the side and one to the rear), two anthracite column central heating radiator, LED spotlighting to the ceiling, coving to the ceiling. A range of modern wall and base units with laminate work surface over, composite 1 1/2 sink and drainer with mixer tap, laminate splashback, four ring Lamona induction hob with stainless steel extractor hood above, integrated Neff oven and Neff microwave, integrated Lamona washing machine, integrated under counter Lamona fridge. Wall mounted media unit to the sitting area. Side entrance door.

OUTSIDE

To the front, the garden is mainly laid to lawn with planted borders. Timber fencing to the sides and walls to the front. Tarmac driveway providing off road parking for at least two vehicles leading down the side of the property and leading to the single detached garage and space for a garden shed. To the rear the garden is mainly laid to lawn with planted bed borders. Paved patio area ideal for outdoor dining and entertaining. Fully enclosed by timber fencing.

ACCOMMODATION

LIVING ROOM

17'10" x 15'10" max x 2'11" min [5.46m x 4.83m max x 0.9m min]

Composite front entrance door with frosted glass pane leading into the living room. Coving to the ceiling, two column anthracite central heating radiators, UPVC double glazed window to the front, electric fireplace with laminate hearth surround and mantle, solid oak stairs to the first floor landing, doors to bedroom three, bathroom/w.c., understairs storage and open plan kitchen/dining/sitting room.



BEDROOM THREE

10'7" x 10'11" [3.25m x 3.33m]

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



BATHROOM/W.C.

7'3" x 6'4" [2.22m x 1.94m]

Frosted UPVC double glazed window to the rear, chrome ladder style central heating radiator, low flush w.c., ceramic wash basin built into storage unit with mixer tap. P-shaped bath with mixer tap, shower head attachment and mains fed shower head attachment with shower screen. Fully tiled, extractor fan and LED spotlighting to the ceiling.



FIRST FLOOR GALLERIED LANDING

The galleried landing looks down into the living room, two single pane timber framed windows looking into two bedrooms, handy double door storage.

BEDROOM ONE

14'11" x 10'11" [4.55m x 3.35m]

Loft access, central heating radiator, UPVC double glazed window to the side, single pane timber framed window into the galleried landing.



BEDROOM TWO

10'11" x 14'11" [3.35m x 4.55m]

UPVC double glazed window to the side, central heating radiator.



EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

COUNCIL TAX BAND

The council tax band for this property is TBC.

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.