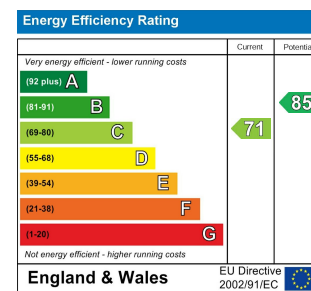




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01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
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IMPORTANT NOTE TO PURCHASERS

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.



173 Manor Road, Ossett, WF5 0ET

For Sale Freehold £300,000

Occupying a corner plot position with pleasant front views over fields is this superbly appointed spacious and extended three bedroom semi detached true bungalow benefiting from a modern feel throughout, Virgin Media wifi, the kitchen has integral appliances, spacious lounge diner with built in media wall, fitted wardrobes to bedroom one and a superb bathroom/w.c.

The accommodation fully comprises entrance hall, w.c., kitchen, living room, inner hallway, three bedrooms and bathroom/w.c. Outside a timber swing gate provides access onto the tarmac driveway providing off road parking, low maintenance artificial lawns to the front and rear as well as timber decked seating area, timber wooden pergola and a single detached garage.

The property itself is within walking distance to local amenities including schools within the sought after area of Ossett and benefits from twice weekly market. There is a bus stop opposite the property with local bus routes to and from Wakefield and Horbury. The M1 motorway is only a short distance away ideal for those looking to travel further afield. An internal inspection will reveal all that is on offer at this quality home to avoid disappointment.

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ACCOMMODATION

ENTRANCE HALL

UPVC side entrance door leads into the entrance hall. Doors leading to the w.c. and kitchen. Inset spotlights to the ceiling and a storage cupboard.

W.C.

6'4" x 2'11" [1.95m x 0.89m]

Low flush w.c., wall hung wash basin with waterfall mixer tap, central heating radiator, laminate tiled floor, UPVC cladding with chrome strips to the ceiling and inset spotlights. UPVC double glazed frosted window to the side.

KITCHEN

8'11" x 10'7" [2.73m x 3.23m]

Modern fitted kitchen with a range of high gloss wall and base units with laminate work surface over and laminate upstands, plinth lighting, stainless steel sink and drainer with chrome mixer tap, integrated oven and grill with four ring gas hob, stainless steel splashback and cooker hood over, integrated microwave, integrated fridge, integrated freezer, integrated dishwasher, plinth lighting, integrated washing machine, built in wine rack, UPVC cladding with chrome strips to the ceiling, inset spotlights, UPVC double glazed window to the front, doors to the living room and bedroom three.



BEDROOM THREE

10'1" x 9'1" [3.09m x 2.77m]

UPVC double glazed window to the side, central heating radiator, laminate flooring, sliding door into bedroom two.

LOUNGE DINER

19'4" x 17'3" max x 14'0" min [5.91m x 5.27m max x 4.29m min]

UPVC double glazed window to the front and side enjoying a dual aspect. UPVC double glazed French doors leading out to the front garden with UPVC double glazed windows to either side, two central heating radiators, laminate flooring, door into the inner hallway, inset spotlights to the ceiling, built in t.v. station.



INNER HALLWAY

Doors to two bedrooms and bathroom/w.c. Loft access.

BEDROOM ONE

9'11" x 14'11" [3.04m x 4.57m]

A range of fitted wardrobes with chrome handles and a central

mirrored door. UPVC double glazed door and UPVC double glazed window to the rear, central heating radiator.



BEDROOM TWO

11'5" x 9'3" [3.48m x 2.84m]

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



BATHROOM/W.C.

5'7" x 6'3" [1.71m x 1.91m]

Panelled bath with shower screen, chrome waterfall mixer tap and mixer shower over with rain shower head and shower attachment. Wash basin with chrome waterfall mixer tap built into high gloss vanity cupboards and chrome handles. Low flush w.c. with concealed cistern. Built in vanity mirror with low LED lighting, UPVC cladding with chrome strips to the ceiling, inset spotlights to the ceiling, extractor fan to the ceiling, part laminated walls and a chrome ladder style radiator. Sensor lighting.



OUTSIDE

There is a large timber swing gate providing access onto tarmac driveway at the front which has parking space for at four vehicles. Artificial lawn with solid railway sleeper hedges, timber panelled fence surrounds and a timber decked seating area. Low maintenance slate borders. The driveway leads down the side through cast iron gate to single detached garage with UPVC double glazed frosted window to the side. Timber gate to the low maintenance rear garden with artificial lawn, timber wooden pergola, double power socket, brick and stone wall surrounds.



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 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.