



Total area: approx. 99.0 sq. metres (1065.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | 01924 266 555 | 01924 260 022

NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | 01977 798 844



11a South Parade, Ossett, WF5 0EF

For Sale Freehold £255,000

This impeccably presented three bedroom semi detached dormer bungalow is situated in a popular part of Ossett close to amenities and a short drive to the M1 motorway network.

The accommodation is set over two floors and to the ground floor, briefly comprises entrance hall, lounge open plan to the dining area, good size conservatory, modern fitted kitchen, the bathroom and bedroom three. To the first floor are two light and airy double bedrooms. Externally and to the front of the property there is a generous block paved gated driveway with ample off street parking leading to a detached single garage with up and over door. To the rear of the bungalow is a low maintenance enclosed garden providing an ideal setting for sitting out or entertaining.

The property is presented in a move in condition and can provide flexible accommodation to suit a range of buyers.



ACCOMMODATION

ENTRANCE HALLWAY

Side facing composite entrance door leading into the entrance hallway. Double central heating radiator, doors off to bedroom three, bathroom/w.c. and lounge.

BATHROOM/W.C.

5'4" max x 6'0" max (1.64m max x 1.84m max)
Fully tiled, three piece suite of panelled Spa bath with mains shower and concertina glazed screen door, vanity unit with wash hand basin with chrome mixer tap, low flush w.c. with concealed cistern. Mirror with feature lighting, spotlights to the ceiling, side facing UPVC double glazed obscured window and extractor fan.



BEDROOM THREE

8'7" x 8'3" (2.62m x 2.54m)
Front facing UPVC double glazed leaded window, double central heating radiator, useful inbuilt storage.

LOUNGE

10'11" x 16'9" into bay (3.34m x 5.11m into bay)
Front facing UPVC double glazed leaded bay window, feature fireplace with gas fire inset, wall lighting, coving to the ceiling, television point, concertina doors opening into the dining area.



DINING AREA

10'11" inc stairs x 12'1" (3.34m inc stairs x 3.7m)
Stairs to the first floor with understairs storage, double central heating radiator, coving to the ceiling, UPVC double glazed French doors with windows to either side leading to the conservatory. Door to the kitchen.



KITCHEN

8'10" x 10'5" max (2.7m x 3.2m max)
Quality range of wall and base units with complimentary granite work surfaces over incorporating 1 1/2 bowl stainless steel sink and drainer unit with swan neck mixer tap, integral electric oven with four ring gas hob and stainless steel extractor hood over, integrated washing machine, integrated slimline dishwasher, space for undercounter fridge and freezer, tiled splashback, quality tiled effect vinyl flooring, rear facing UPVC double glazed leaded window, side facing composite door, useful pull out larder system, breakfast bar, double central heating radiator, side UPVC double glazed leaded window.



CONSERVATORY

9'6" x 8'10" (2.9m x 2.71m)
Rear facing UPVC double glazed leaded windows, side facing UPVC double glazed leaded French doors leading onto the garden, tiled flooring, double central heating radiator.



FIRST FLOOR LANDING

Doors to bedrooms.

BEDROOM ONE

14'2" to cupboard front x 9'10" max (4.33m to cupboard front x 3.02m max)
Front facing UPVC double glazed leaded glass dormer window, central heating radiator, spotlights to the ceiling and useful in built storage to the eaves.



BEDROOM TWO

14'2" max x 9'10" max (restricted head height) (4.33m max x 3.01m max (restricted head height))
Front facing UPVC double glazed leaded window, spotlights to the ceiling, double central heating radiator and a useful in built storage cupboard housing the combination central heating boiler.



OUTSIDE

To the front of the property there is a generous block paved driveway providing parking for several vehicles, which continues down the side of the property to the detached single garage with up and over door. Outside tap. Gate at the rear of the driveway provides access through to the well maintained and enclosed rear garden, block paved for low maintenance with a range of bed borders. Fenced boundaries. The rear garden provides a good degree of privacy.



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.