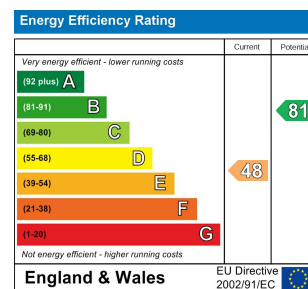
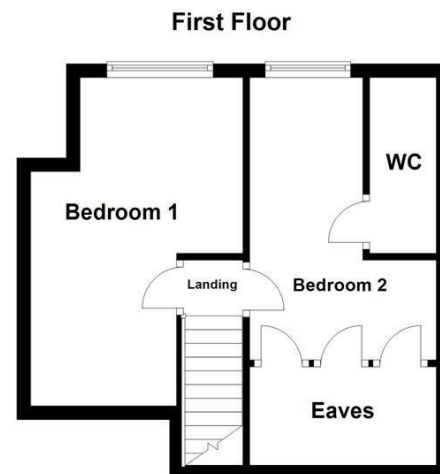
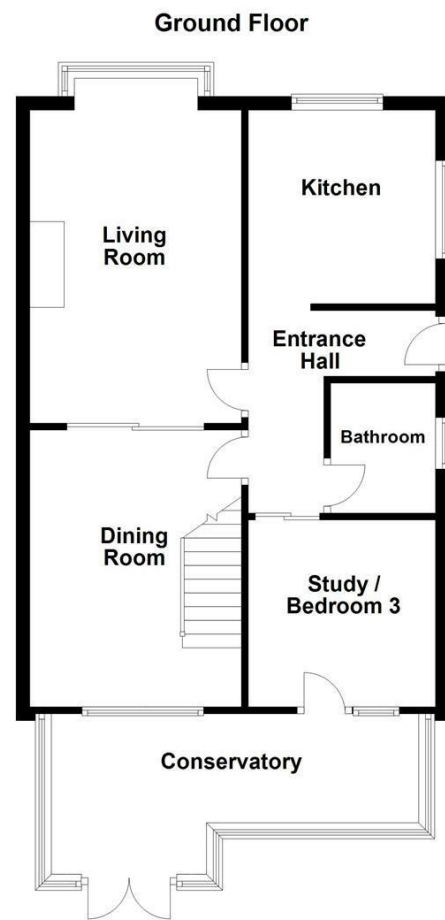




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



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.



14 South Parade, Ossett, WF5 0EF
For Sale Freehold £179,500

Situated in the sought after area of Ossett is this two bedroom semi detached dormer bungalow benefitting from well proportioned accommodation, ample off road parking and low maintenance attractive front and rear gardens.

The property briefly comprises of entrance hall, kitchen, living room, dining room, study/bedroom three, bathroom/w.c. and conservatory. The first floor landing leads to two bedrooms with bedroom two having it's own w.c. Outside to the front, the garden is pebbled and paved with planted features and a paved and pebbled driveway providing off road parking running down the side leading to the single detached garage. The low maintenance rear garden is pebbled with planted features incorporating paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing and walls.

In need of a degree of modernisation however offering great potential, this property would make an ideal purchase for a range of buyers. Only a full internal inspection will reveal all that's on offer at this home and an early viewing comes highly advised to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

Central heating radiator, coving to the ceiling, opening through to the kitchen and doors to the living room, dining room, bathroom and study/bedroom three.

KITCHEN

8'11" x 9'2" [2.72m x 2.8m]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Space and plumbing for a cooker, washing machine and under counter fridge and freezer. UPVC double glazed windows to the front and side and central heating radiator.

LIVING ROOM

10'2" x 16'10" [max] x 14'11" [min] [3.12m x 5.15m [max] x 4.55m [min]]

Set of sliding doors leading through to the dining room, UPVC double glazed window to the front, coving to the ceiling, central heating radiator and electric fireplace with stone hearth, laminate and exposed stone surround with wooden mantle.



DINING ROOM

10'3" x 13'3" [3.13m x 4.05m]

UPVC double glazed window to the conservatory, central heating radiator, coving to the ceiling and stairs to the first floor landing. Door to entrance hall.

BATHROOM/W.C.

6'2" x 5'6" [1.9m x 1.68m]

UPVC double glazed frosted window to the side, low flush w.c., pedestal wash basin, panelled bath with overhead shower head attachment. Central heating radiator, fully tiled walls and floor.



STUDY/BEDROOM THREE

8'10" x 8'11" [2.7m x 2.72m]

Dado rail, coving to the ceiling, central heating radiator and frosted window and door leading to the conservatory.



CONSERVATORY

17'5" x 7'7" [max] x 5'1" [min] [5.33m x 2.32m [max] x 1.57m [min]]

Surrounded by UPVC double glazed windows, central heating radiator, stained glass UPVC double glazed door and a set of UPVC double glazed French doors leading out to the rear garden.



FIRST FLOOR LANDING

Doors leading to two bedrooms.

BEDROOM ONE

15'8" x 10'3" [max] x 7'2" [min] [4.78m x 3.14m [max] x 2.19m [min]]

UPVC double glazed window to the front and central heating radiator.



BEDROOM TWO

13'6" x 9'0" [max] x 5'10" [min] [4.12m x 2.76m [max] x 1.78m [min]]

UPVC double glazed window to the front, central heating radiator and access to the storage eaves. Door to the w.c.



W.C.

8'9" x 2'11" [2.68m x 0.89m]

Low flush w.c., extractor fan, spotlights to the ceiling and the boiler is housed in here.

OUTSIDE

To the front of the property the garden is pebbled with planted and paved features with hedging and timber fencing. There is a pebbled and driveway providing off road parking running down the side of the property to the rear leading to the single detached garage with manual up and over door. The rear garden is low maintenance with pebbled and planted features with a paved patio area, perfect for outdoor dining and entertaining, fully enclosed by walls and timber fencing.



PLEASE NOTE

Warranty for roofing works is in place and a copy is held on file at our Ossett office.

COUNCIL TAX BAND

The council tax band for this property is C.

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.

EPC RATING

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