



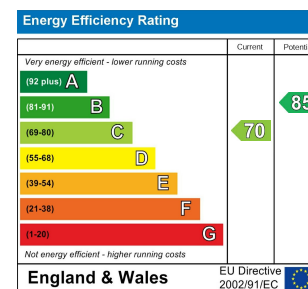
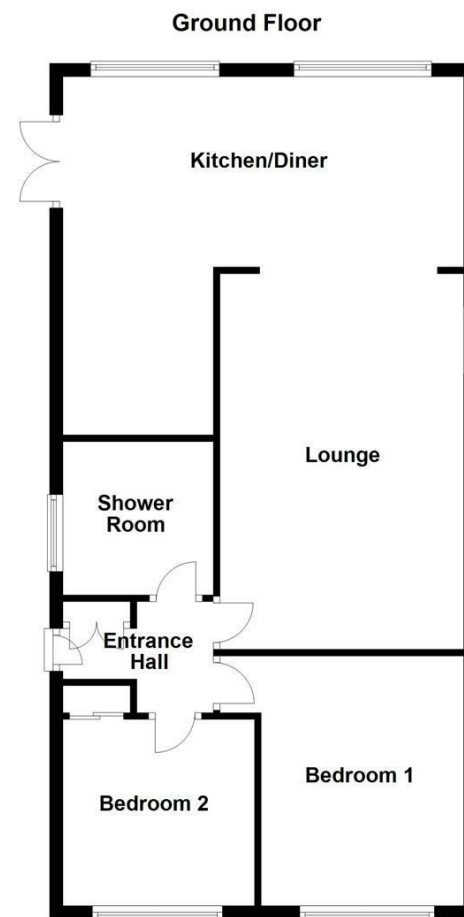
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
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.



**245 Dewsbury Road, Ossett, WF5 9QF**

**For Sale Freehold Offers Around £285,000**

Superbly appointed throughout and deceptive from the main roadside is this stunning and extended two double bedroom detached bungalow benefiting from UPVC double glazing and gas central heating.

The property fully comprises of the entrance hall, two double bedrooms, modern shower room/w.c., lounge and superb extended open plan kitchen/diner. Outside, lawned garden to the front with patterned concrete driveway to the side providing off street parking leading to the concrete sectional detached garage. An attractive lawned garden to the rear with plants and shrubs bordering incorporating timber decked and Indian stone patio areas, ideal for entertaining. In addition there is also storage underneath the extension.

The property is well placed to local amenities including shops and schools with local bus routes nearby and having good access to the motorway network.

Simply a fantastic bungalow which truly deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment.



**OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK**



**ACCOMMODATION**

**ENTRANCE HALL**

Composite side entrance door, cloaks cupboard, Amtico flooring, loft access with drop down ladder ideal for storage, radiator and doors to the lounge, shower room and two bedrooms.

**BEDROOM ONE**

13'1" x 9'11" plus walk in area [4.0m x 3.03m plus walk in area]  
UPVC double glazed window to the front and radiator.



**BEDROOM TWO**

10'0" x 9'11" [3.05m x 3.03m]  
UPVC double glazed window to the front, radiator and built in double wardrobe with sliding mirror doors.



**SHOWER ROOM/W.C.**

7'8" x 7'6" [2.34m x 2.31m]  
Walk in shower with mixer shower and separate attachment, concealed low flush w.c., wash basin with vanity cupboards, Amtico flooring, heated chrome towel radiator, recess ceiling spotlights and UPVC double glazed frosted window to the side.



**LOUNGE**

12'1" x 15'11" [3.70m x 4.86m]  
Amtico flooring, two radiators, UPVC double glazed frosted window to the side, recess ceiling spotlights and squared archway leading through to the extended L-shaped kitchen/diner.



**KITCHEN/DINER**

9'7" x 19'10" x 9'7" [min] x 16'4" [max] [2.94m x 6.07m x 2.94m [min] x 4.99m [max]]  
Contemporary grey wall and base units with luxury laminate work surface incorporating 1 1/2 sink and drainer, integrated fridge and freezer, integrated washing machine, integrated Neff oven and grill with four ring gas hob and filter hood above. Tiled splash back, Amtico flooring and portrait radiator. Dining area comprising radiator, UPVC double glazed windows to the rear, recess LED spotlights and French doors to the side leading onto an Indian stone terrace patio.



**OUTSIDE**

Lawned garden to the front with patterned concrete driveway to the side providing off street parking leading to the detached concrete sectional garage with up and over door. To the rear is an Indian stone paved patio with Indian stone steps leading down to a timber decked patio area, awning outside the French doors and lawned garden with plants and shrubs bordering and timber built shed.



**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.