

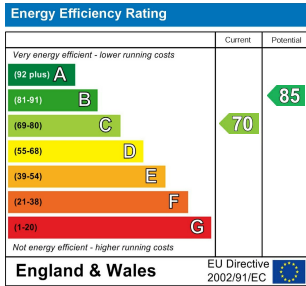


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 2a Garden Close, Ossett, WF5 0SQ

**For Sale Freehold £359,950**

Set back from the main roadside is this well maintained and spacious three bedroom detached bungalow enjoying a select cul-de-sac position benefitting from UPVC double glazing and gas central heating.

The property fully comprises of the entrance hall, kitchen/breakfast room, lounge, three well proportioned bedrooms (bedroom one with en suite shower room) and main bathroom/w.c. Outside, a lawned garden to the front with plants and shrubs bordering. The property is accessed via a shared entrance between neighbouring properties which in turn leads to off street parking for two/three vehicles in front of the large detached double garage. In addition, there is a further parking space behind the garage. To the rear is a lawned garden incorporating flagged patio area with plants and shrubs bordering.

Situated in a popular part of Ossett, the property is well placed for local amenities including shops and good schools, as well as Ossett twice weekly market and local bus routes nearby. There is good access to the motorway network.

Offered for sale with no chain and vacant possession, an ideal home for the working couple or those looking to downsize. A viewing comes highly recommended.





## ACCOMMODATION

### ENTRANCE HALL

UPVC entrance door, coving to the ceiling, radiator, loft access and doors to cloaks, storage cupboard, lounge, kitchen/breakfast room, three bedrooms and bathroom.

### LOUNGE

12'4" x 14'3" [3.77m x 4.35m]

Gas fire on attractive surround, detailed coving to the ceiling, UPVC double glazed window to the front and radiator.



### BEDROOM ONE

12'4" x 12'5" plus walk in area 3'2" x 5'2" [3.78m x 3.79m plus walk in area 0.97m x 1.59m]

Built in double wardrobe, fitted furniture to two sides of the wall, UPVC double glazed window to the rear, radiator, coving to the ceiling and door to the en suite shower room.



### EN SUITE SHOWER ROOM/W.C.

6'9" x 4'8" [2.08m x 1.43m]

Low flush w.c., vanity wash hand basin, corner shower cubicle with mixer shower, fully tiled walls, UPVC double glazed frosted window to the side and heated chrome towel radiator.

### BEDROOM TWO

9'5" x 11'4" plus walk in area 2'10" x 2'7" [2.89m x 3.46m plus walk in area 0.87m x 0.81m]

UPVC double glazed window to the rear, fitted furniture to two sides of the wall, radiator and coving to the ceiling.



### BEDROOM THREE

8'9" x 9'3" plus walk in area 2'10" x 4'6" [2.69m x 2.84m plus walk in area 0.87m x 1.38m]

Coving to the ceiling, radiator and UPVC double glazed window to the rear.

### BATHROOM/W.C.

7'4" x 5'6" [2.25m x 1.68m]

Low flush w.c., pedestal wash basin, panelled bath, fully tiled walls, radiator, UPVC double glazed frosted window to the side and Amtico flooring.



### KITCHEN/BREAKFAST ROOM

10'9" x 11'1" [3.30m x 3.39m]

Range of wall and base units with work surface over incorporating 1 1/2 sink and drainer with mixer tap, plumbing for a washing machine, integrated double oven and grill, four ring gas hob with filter hood. Large integrated fridge and a separate integrated freezer, breakfast bar area, spotlights, coving to the ceiling, fully tiled walls, UPVC double glazed window to the front, UPVC side door. radiator and laminate floor.

### OUTSIDE

To the front is an attractive lawned garden with plants, trees and shrubs bordering with flagged pathway to the front door. The property is set back from the main road with shared access for the neighbours leading to parking for three vehicles and double detached garage with electric door. To the rear is a lawned garden incorporating flagged patio area with plants, trees and shrubs bordering.



### PLEASE NOTE

This bungalow is of timber framed construction.

### COUNCIL TAX BAND

The council tax band for this property is D.

### 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.

### EPC RATING

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