



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



1 Barmby Close, Ossett, WF5 0DS

For Sale Freehold £280,000

Located on a prime corner plot position is this superbly presented two bedroom semi detached true bungalow benefitting from modern kitchen and bathroom, attractive gardens and driveway parking.

The property briefly comprises of the entrance hall, two bedrooms, living room, bathroom and kitchen/diner. Outside is an attractive lawned garden surrounded by walls and low maintenance tiered garden to the rear with paved patio area. There is a separate gated driveway to the side providing off road parking for two vehicles.

The property is ideally located for all local shops and amenities that Ossett has to offer including local schools. Main bus routes run to and from Ossett and surrounding towns and the M1 motorway network is only a short drive away.

This property would make a fantastic home for the couple or those looking to downsize and a viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

Composite side door, central heating radiator, loft access and doors to two bedrooms, living room, bathroom and kitchen/diner.

BEDROOM ONE

10'11" x 12'0" [3.33m x 3.68m]

UPVC double glazed window to the rear, coving to the ceiling and fitted storage.



BEDROOM TWO

8'6" x 8'3" [2.6m x 2.53m]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling and range of fitted storage units.



LIVING ROOM

16'9" x 10'11" [max] x 8'3" [min] [5.12m x 3.33m [max] x 2.53m [min]]

Two central heating radiators, coving to the ceiling, UPVC double glazed window to the front and decorative tiled hearth.



BATHROOM/W.C.

6'0" x 5'5" [1.85m x 1.66m]

Three piece suite comprising low flush w.c., wash basin with mixer tap and panelled bath with mixer tap and overhead shower. UPVC double glazed frosted window to the side, chrome ladder style radiator and fully tiled.



KITCHEN/DINER

8'6" x 14'0" [2.6m x 4.28m]

Range of wall and base units with laminate work surface over, sink and drainer with mixer tap, integrated oven with four ring induction hob and extractor hood. Integrated slimline dishwasher, integrated washing machine and central heating radiator. UPVC double glazed box window and a set of French doors to the rear and UPVC double glazed window to the side.



OUTSIDE

To the front of the property is an enclosed lawned garden and a driveway to the side providing off road parking for two vehicles with large gate. To the rear is a low maintenance landscaped tiered garden incorporating block paved patio area, perfect for outdoor dining and entertaining, pebbled areas, planted beds and wood chips areas, surrounded by walls and timber fencing.



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.