



# HODSONS



ASKING PRICE

**£370,000**

**Kings Croft**

Ossett, WF5 8RZ



A truly stunning detached true bungalow which occupies an enviable position at the head of a pleasant cul de sac. Well appointed and tastefully presented throughout the property must be viewed in order to be fully appreciated. Briefly comprising; entrance hall with W.C off, kitchen with range of quality shaker style units and integrated appliances, open plan lounge and dining area which in turn leads to a most attractive conservatory with views over the rear garden. The bungalow has three bedrooms all of which provide fitted furniture and the shower room is complete with a contemporary style suite. Outside a well maintained gardens to front and rear and a block paved drive offers parking for two vehicles and leads to a single garage with electric up and over door. Kings Croft is located in the popular market town of Ossett which is well served by an excellent range of amenities including a good choice of shops and recreational facilities. Commuters are well placed to access the motorway network and there is a good choice of schools in the area both junior and secondary.

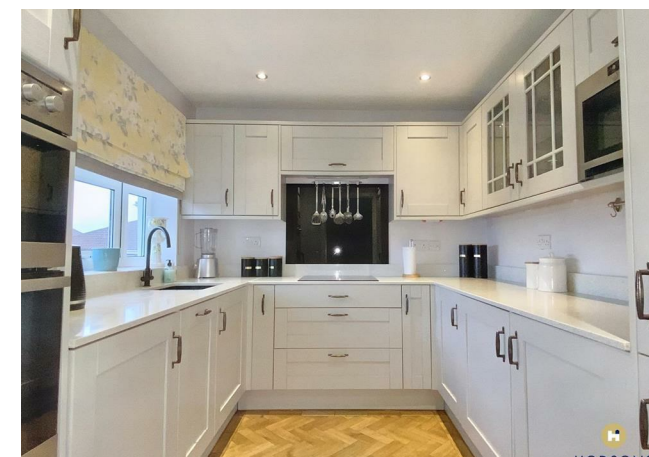
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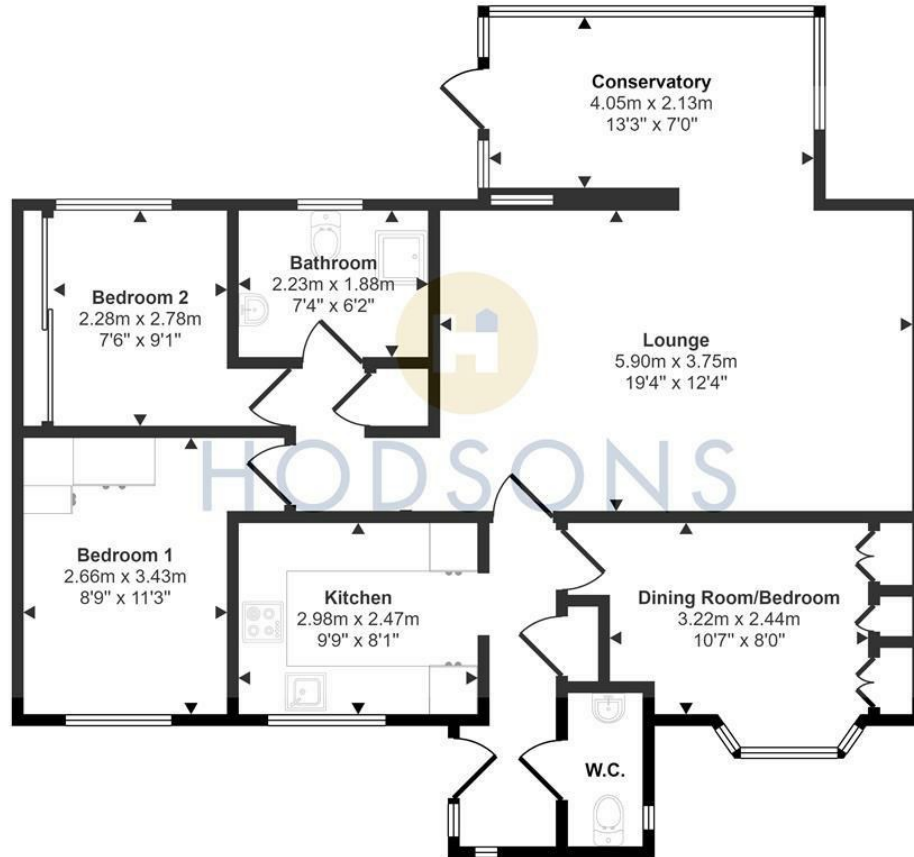








Approx Gross Internal Area  
84 sq m / 907 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### LOCAL AUTHORITY

Wakefield

### TENURE

Freehold

### COUNCIL TAX BAND

D

### VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		70	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



#### OFFICE ADDRESS

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#### OFFICE DETAILS

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