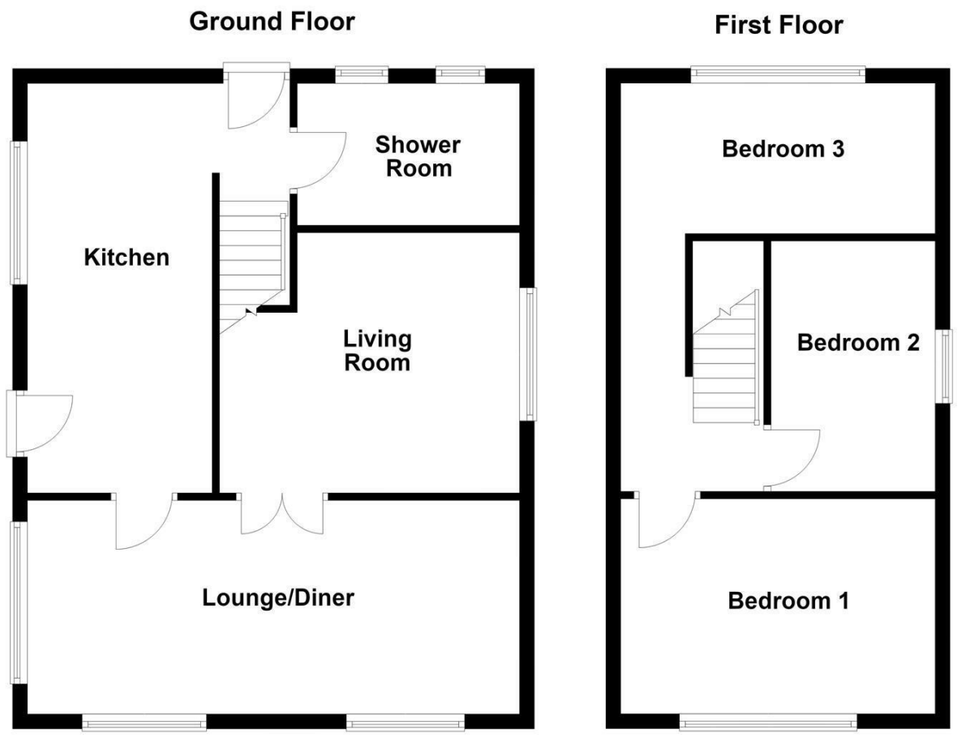
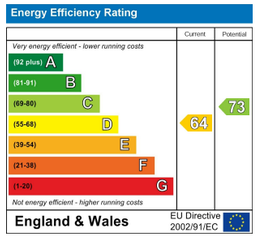


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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Richard Kendall Conveyancing
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arla | propertymark PROTECTED
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WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

60 High Street, Gawthorpe, Ossett, WF5 9RL

For Sale Freehold £325,000

Situated in the popular Gawthorpe area of Wakefield is this well presented three bedroom detached dormer bungalow, offering spacious and versatile accommodation arranged over two floors. Ideally suited to a range of buyers, particularly those looking to downsize without compromising on space, this attractive home is certainly worthy of an early viewing.

The accommodation briefly comprises a side entrance leading into a fitted kitchen, appointed with Shaker style units and butcher block style work surfaces. The kitchen opens into a spacious lounge diner, with double doors providing access to an additional snug/living area, creating excellent flexible reception space. Also located on the ground floor is a rear entrance hall with staircase leading to the first floor, together with a modern three piece shower room. To the first floor is a landing providing access to three bedrooms. Bedrooms one and two are both generous doubles with fitted wardrobes, while bedroom three is a well proportioned single room. Loft access is available from bedroom two, together with useful eaves storage housing the gas combination boiler. Externally, the property benefits from a paved driveway providing off road parking and access to the rear, together with a lawned garden to the front. To the rear is a fully enclosed south-east facing garden, predominantly paved for ease of maintenance and offering an ideal space for outdoor dining and entertaining. The property further benefits from UPVC double glazing and gas central heating throughout.

Conveniently situated for a wide range of local shops, amenities and schools, the property is also well placed for access to major road and motorway links, making it an excellent choice for commuters and those travelling further afield.

Only a full internal inspection will truly reveal the space and versatility this attractive dormer bungalow has to offer. An early viewing is highly recommended.

ACCOMMODATION

KITCHEN
8'0" x 18'0" (2.44m x 5.49m)
Fitted with LVT flooring and a range of Shaker style wall and base units with butcher block style work surfaces over. Stainless steel sink and drainer with mixer tap, tiled splashbacks and space and plumbing for a range style cooker with four ring gas hob and extractor fan above. UPVC double glazed windows overlook the side elevation, with inset spotlights to the ceiling and central heating radiator. Access is provided into the lounge diner, together with a useful storage cupboard. A further opening leads into the rear entrance hall, where a UPVC door provides access to the rear garden and a staircase leads to the first floor landing.

LOUNGE DINER
21'9" x 9'10" (6.64m x 3.01m)
Open plan reception room with oak effect laminate flooring, central heating radiator and two UPVC double glazed windows overlooking the front elevation, together with a further window to the side elevation. A set of double doors provides access into an additional living area.

LIVING ROOM
13'4" x 11'6" (4.08m x 3.52m)
Oak effect laminate flooring, central heating radiator, decorative wall panelling and UPVC double glazed windows overlooking the side elevation.

SHOWER ROOM
11'4" x 4'11" (3.46m x 1.50m)
Tiled flooring, chrome ladder style radiator, low flush W.C. and wall mounted wash basin with mixer tap. Two frosted UPVC double glazed windows overlook the rear elevation. Fully tiled walls, inset spotlights to the ceiling and extractor fan. Fitted with a walk-in double shower enclosure with mixer shower, shower head and separate shower attachment.

FIRST FLOOR LANDING
Carpeted flooring, central heating radiator and useful eaves storage housing the Glow-worm gas combination boiler. Openings provide access to three bedrooms.

BEDROOM ONE
13'1" x 9'5" (4.0m x 2.89m)
Carpeted flooring, central heating radiator, UPVC double glazed window overlooking the front elevation and a range of fitted wardrobes.

BEDROOM TWO
11'0" x 7'7" (3.37m x 2.33m)
Oak effect laminate flooring, fitted wardrobes and drawers, timber Velux style roof window overlooking the side elevation and loft access.

BEDROOM THREE
5'0" x 13'0" (1.53m x 3.98m)
Carpeted flooring, central heating radiator and UPVC double glazed window overlooking the rear elevation.

OUTSIDE
The property is approached through a set of cast iron gates onto a paved driveway, leading to a lawned front garden. Access continues to the side elevation, where a UPVC entrance door provides access into the kitchen. To the rear is a low maintenance, south-east facing garden, fully enclosed by timber fencing and predominantly paved for ease of maintenance. Access is provided to both sides of the property.

COUNCIL TAX BAND
The council tax band for this property is D.

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.

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

VIEWINGS
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.