



WAKEFIELD  
01924 291 294

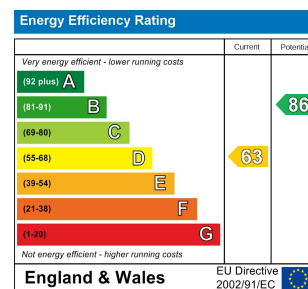
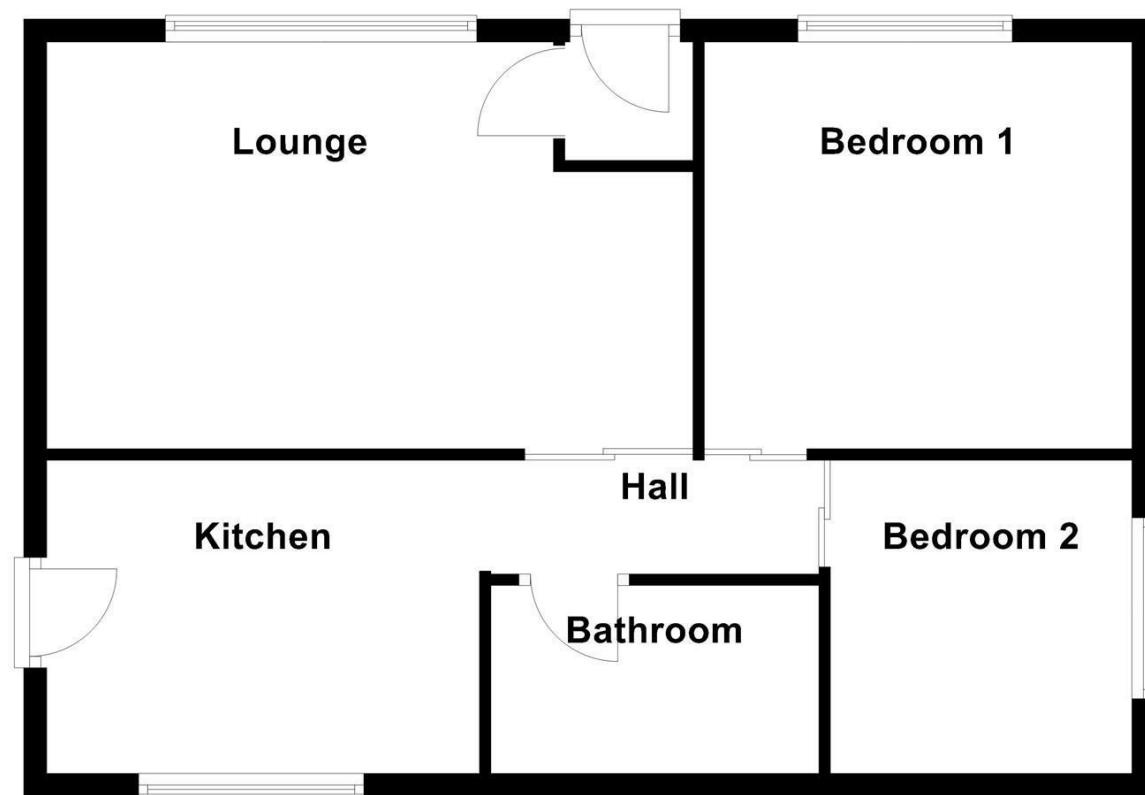
OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

### Ground Floor



#### 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.



### 6 Chapel Street, Ossett, WF5 0EN

For Sale Freehold £284,000

Occupying a pleasant corner plot position is this well presented two bedroom detached bungalow, boasting driveway parking, attractive gardens to the side and rear, and a versatile summer house that could be used as a home office or hobby space.

The accommodation briefly comprises a light and spacious lounge, a modern fitted kitchen, two well proportioned bedrooms, and a contemporary four piece bathroom suite. Externally, the property offers ample driveway parking, low maintenance lawns to the front and side and a private rear garden featuring a patio seating area, perfect for outdoor dining and relaxation. The separate summer house provides additional flexibility for use as a home office, studio, or guest space.

Situated in a highly convenient location, the property enjoys easy access to local shops, amenities, and transport links available in Ossett, as well as being within close proximity to the motorway network, ideal for those looking to commute.

Recently renovated and ready to move into, this delightful bungalow would make an ideal home for a couple, downsizer, or small family, and an early viewing is highly recommended to fully appreciate the quality and setting on offer. A planning application approved for a single storey extension to the side and rear. Ref: 24/00336/FUL



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#### ACCOMMODATION

#### KITCHEN

11'10" x 8'11" [3.63m x 2.72m]

A side composite door leading directly into the kitchen. This modern, well presented kitchen features a range of wall and base units with wood effect laminate worktops, an integrated induction hob, integrated double oven, integrated fridge freezer and plumbing for a washing machine. A stainless steel sink unit with mixer tap, central heating radiator and UPVC double glazed window to the rear elevation.



#### INNER HALLWAY

Access to the lounge, two bedrooms and the house bathroom.

#### LOUNGE

18'6" x 11'6" [5.64m x 3.53m]

A spacious and welcoming lounge featuring UPVC double glazed window to the front elevation, central heating radiator, wood

flooring, and wood skirting. A door leads through to the inner porch and front entrance door.



#### BEDROOM ONE

12'3" x 11'3" [3.75m x 3.45m]

A generous double bedroom with UPVC double glazed window to a different elevation, central heating radiator and carpeted flooring.



#### BEDROOM TWO

8'11" x 8'11" [2.74m x 2.73m]

A well proportioned second bedroom with UPVC double-glazed window to the side elevation, central heating radiator and carpeted flooring.



#### BATHROOM/W.C.

9'6" x 5'5" [2.90m x 1.67m]

A beautifully presented modern four piece suite, featuring a corner shower cubicle with glass sliding doors, built in shower head and handheld attachment, freestanding bath with mixer tap, pedestal wash basin and low flush w.c. Fully tiled to both walls and floor and a white ladder style heated towel radiator.



#### OUTSIDE

Externally, to the front of the property, there is a lawned garden with borders of mature bushes and shrubbery, which wraps around to side lawns and gardens. The driveway provides ample off street parking for two vehicles. There is also a flagged patio seating area, ideal for outdoor dining, and a chipped lawn leading to a separate patio area. The garden continues around to the rear, where there is space for a storage shed and an additional outbuilding, which can be used as a home office, summer house, or potential third bedroom.



#### WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"The bathroom, kitchen and boiler are all under 2 years old. The wood flooring is all solid wood flooring and again is less than 2 years old. The outer fencing is also less than 2 years old."

#### 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.