Richard Kendall
Estate Agent

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

68 Sunnydale Park, Ossett, WF5 0RJ

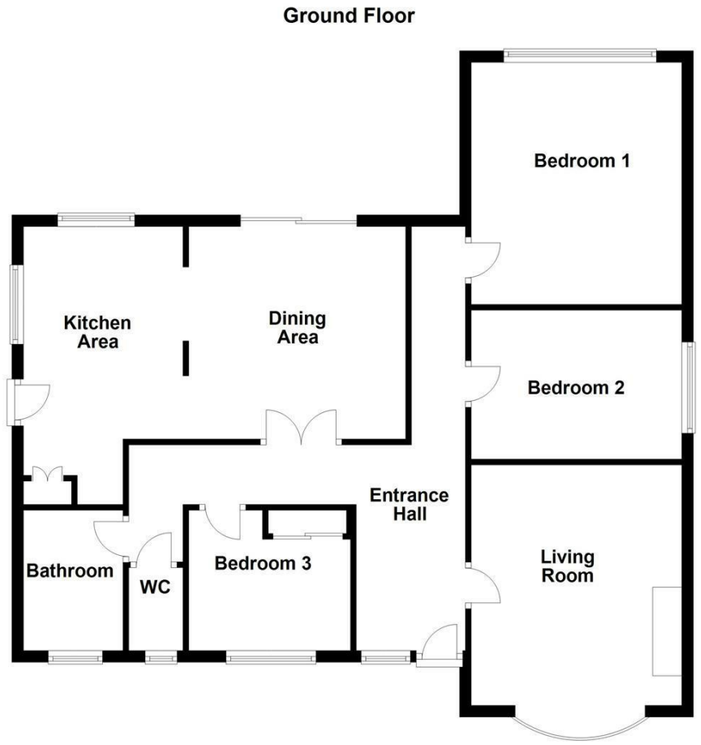
For Sale Freehold Offers In The Region Of £389,950

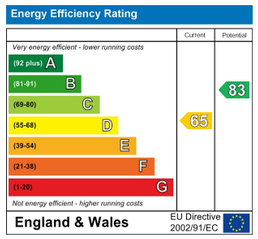
This impressive three bedroom detached true bungalow is enviable situated in a tucked away position within the popular town of Ossett.

The accommodation is well proportioned and briefly comprises of the entrance hall, spacious lounge, open plan dining kitchen, three bedrooms and modern bathroom with separate w.c. A real selling point of this superb home are the sizable and attractive gardens to the front and rear. To the front of the property is a generous driveway providing ample off street parking leading to the detached single garage. There are well maintained gardens to the front and to the rear is an excellent enclosed, mainly lawned garden with seating areas, ideal for outdoor entertaining.

Properties like this are rare to the market and an early viewing is strongly advised.

OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK





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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ACCOMMODATION

ENTRANCE HALL

UPVC entrance door with frosted panels, central heating radiator, coving to the ceiling, double doors leading through to the open plan dining/kitchen and doors to three bedrooms, living room, bathroom and separate w.c. Loft hatch providing access to the loft.

LIVING ROOM

11'10" (max) x 19'1" (max) (3.63m (max) x 5.84m (max))

UPVC double glazed bow window to the front, two double central heating radiators, feature fireplace with tiled alcove, coving to the ceiling and quality wood effect flooring.

KITCHEN

8'7" x 13'0" (2.63m x 3.97m)

Range of wall and base units with complementary laminate work surface over incorporating 1 1/2 stainless steel sink and drainer with swan neck tap, integrated electric oven with four ring gas hob and extractor hood over. Space and plumbing for an automatic washing machine, space for an under counter dryer and space for a freestanding fridge/freezer with useful built in storage cupboard surround. Tiled splash backs, quality wood effect flooring, UPVC double glazed leaded windows to the side and rear with door to the side.

DINING AREA

12'4" x 11'10" (3.76m x 3.61m)

UPVC double glazed sliding doors to the rear garden, two double central heating radiators and coving to the ceiling.

BEDROOM ONE

14'11" x 11'11" (4.55m x 3.64m)

UPVC double glazed window to the rear, double central heating radiator and coving to the ceiling.

BEDROOM TWO

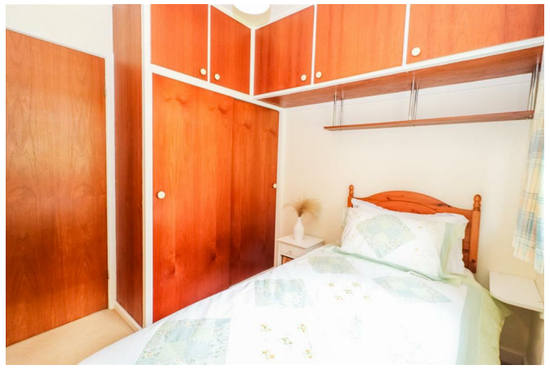
11'10" x 8'7" (3.62m x 2.62m)

UPVC double glazed window to the side, coving to the ceiling and fitted wardrobes.

BEDROOM THREE

8'3" x 7'10" (2.53m x 2.41m)

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



BATHROOM

5'8" x 8'2" (1.75m x 2.49m)

UPVC double glazed frosted window to the front. Three piece suite comprising panelled bath with chrome mixer tap, corner shower unit with shower and pedestal wash hand basin. Tiled walls and floor and chrome heated towel rail.

W.C.

3'6" x 4'6" (1.09m x 1.39m)

Two piece suite comprising low flush w.c. and vanity wash hand basin with chrome mixer tap. Tiled flooring and UPVC double glazed leaded frosted window to the front.

OUTSIDE

To the front of the property there is a particularly attractive lawned garden with a range of mature shrubs and tree borders and generous driveway providing ample off street parking leading to the single garage. A path runs down the side of the property to the exceptional rear garden which offers an excellent degree of privacy with initial seating area, lawned garden and paved path leading to raised decked seating area, ideal for outdoor entertaining. There is a useful shed for storage and range of mature shrubs and trees with mature hedging and fence boundaries.

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.

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.