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

197 Towngate, Ossett, WF5 0PT

For Sale Freehold £260,000

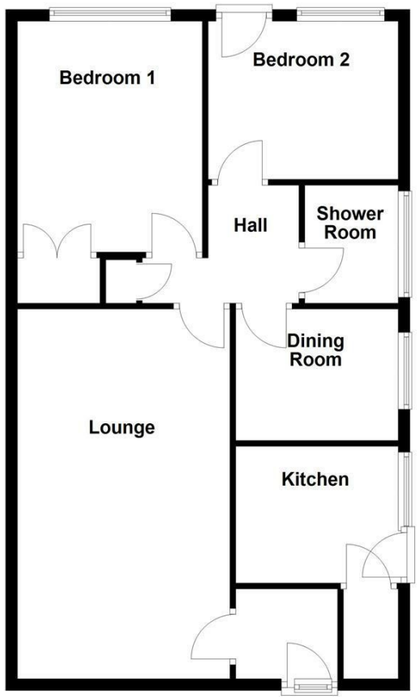
Situated close to Ossett town centre is this well presented two bedroom semi detached bungalow, benefitting from driveway parking, a detached garage and low maintenance gardens.

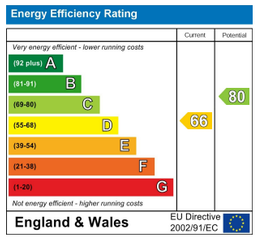
The accommodation briefly comprises an entrance porch leading into a spacious living room, with an inner hallway providing access to the kitchen diner, two well proportioned bedrooms and a modern shower room. Externally, the property enjoys low maintenance gardens to both the front and rear, together with a side driveway providing ample off road parking and leading to a detached garage.

The property is ideally positioned for a wide range of local amenities available within Ossett town centre, including shops, cafés, restaurants and the popular twice weekly market. Regular bus routes provide convenient access to Wakefield and surrounding towns, making the property particularly appealing to those looking for excellent transport connections whilst enjoying single storey living.

Offered in ready to move into condition, this attractive bungalow is expected to appeal to a variety of buyers and an early viewing is highly recommended.

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.

ACCOMMODATION

ENTRANCE PORCH
UPVC double glazed entrance door with glazed side panel to the front elevation, central heating radiator and door leading into the living room.

KITCHEN
9'1" x 7'7" (2.78m x 2.33m)
Accessed via a UPVC double glazed side entrance door, with UPVC double glazed window to the side elevation. Fitted with a range of wall and base units with laminate work surfaces, 1.5 bowl sink and drainer unit, integrated induction hob with extractor hood above, integrated double oven, space for a fridge freezer and space and plumbing for a washing machine. Opening through to the dining room.

DINING ROOM
9'1" x 7'3" (2.77m x 2.23m)
UPVC double glazed window to the side elevation, central heating radiator and door leading through to the inner hallway.

INNER HALLWAY
Providing access to two bedrooms, the shower room and living room, together with a useful built in storage cupboard.

SHOWER ROOM/W.C.
6'6" x 5'3" (2.00m x 1.61m)
Fitted with a three piece suite comprising corner shower cubicle with wall mounted shower, vanity wash basin and low flush WC. Frosted UPVC double glazed window to the side elevation, white ladder style heated towel rail, full wall tiling and spotlights to the ceiling.

BEDROOM ONE
12'11" x 10'4" (3.94m x 3.16m)
UPVC double glazed window to the rear elevation, central heating radiator, carpeted flooring and built in storage cupboards.

BEDROOM TWO
10'7" x 8'10" (3.23m x 2.70m)
UPVC double glazed window and door to the rear elevation providing access to the garden, central heating radiator and currently utilised as a sitting room.

LOUNGE
20'9" x 11'9" (6.34m x 3.59m)
A spacious reception room with UPVC double glazed window to the front elevation, three central heating radiators, feature brick fireplace with gas fire, wall lights to three walls and door leading through to the entrance porch.

OUTSIDE
To the front, the property enjoys a low maintenance lawned garden with established shrub and bush borders. A tarmac driveway provides off road parking for two to three vehicles and leads to a detached garage with up and over door. To the rear is a low maintenance garden incorporating lawned sections and mature shrub and bush borders, creating an attractive outdoor space.

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

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.