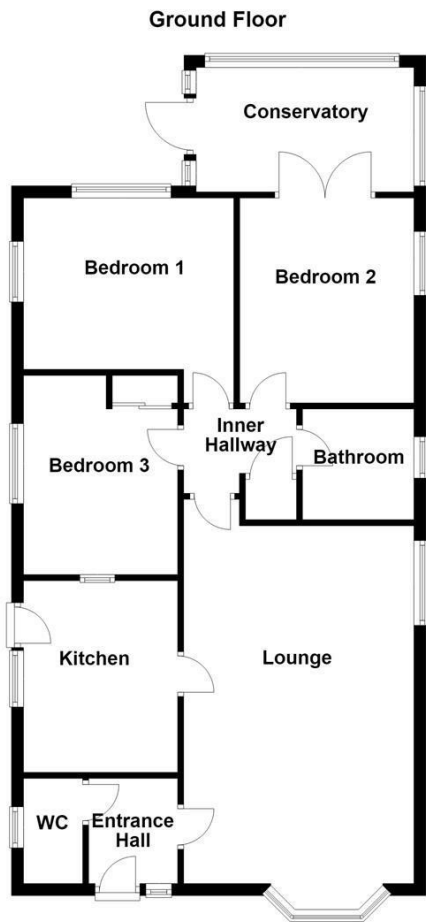


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



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



18 Kingsmead, Ossett, WF5 8RX

For Sale Freehold £330,000

Occupying a tucked away cul-de-sac position is this well appointed and deceptively spacious three bedroom detached bungalow, benefitting from UPVC double glazing and gas central heating throughout.

The accommodation briefly comprises an entrance hall, separate WC, spacious living room and kitchen. An inner hallway provides access to three well proportioned bedrooms and a modern bathroom, with a conservatory accessed from bedroom two. Externally, the property enjoys a lawned garden to the front, with steps leading to the entrance door. A resin driveway provides off road parking for two vehicles and leads to a brick built detached garage with an electric roller door. To the rear is an attractive and enclosed lawned garden incorporating a block paved patio area, ideal for outdoor dining and entertaining.

The property is conveniently situated close to a range of local amenities, including shops, supermarkets and well regarded schools. Ossett town centre and its twice weekly market are also within easy reach, while excellent access to the motorway network makes the property ideal for commuters.

Offered for sale with no onward chain and vacant possession, this superb home would be ideal for a couple, young family or those looking to downsize. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC entrance door leading into the entrance hall, with a central heating radiator, UPVC double glazed frosted side panel, coving to the ceiling and doors leading to the living room and separate WC.

W.C.

Fitted with a low flush WC and wash basin. Central heating radiator, UPVC double glazed frosted window to the side and coving to the ceiling.

LOUNGE

20'6" x 12'7" [6.25m x 3.85m]

A spacious reception room with a UPVC double glazed walk in bay window to the front, an electric fire with a marble fireplace and surround, and a UPVC double glazed frosted window to the side. Central heating radiator, coving to the ceiling and doors leading to the kitchen and inner hallway.



KITCHEN

10'5" x 8'2" [3.20m x 2.49m]

Fitted with a range of wall and base units with work surfaces over,

incorporating a 1 1/2 bowl sink and drainer with mixer tap. Plumbing for a washing machine, integrated oven and grill, four ring hob with filter hood above, tiled splashbacks, integrated fridge and freezer, and wood-effect flooring. Central heating radiator, coving to the ceiling, UPVC double glazed window to the side and a UPVC external door leading to the side of the property.

INNER HALLWAY

With coving to the ceiling, loft access and an airing cupboard housing the combination boiler. Doors provide access to three bedrooms and the bathroom.

BATHROOM

7'4" x 6'2" [2.24m x 1.88m]

Fitted with a three piece suite comprising a shaped panelled bath with mixer shower over, wash basin set within a vanity unit and low flush WC. Chrome ladder style heated towel rail, tiled-effect flooring, fully tiled walls, recessed LED spotlights and a UPVC double glazed frosted window to the side.



BEDROOM TWO/DINING ROOM

9'4" x 9'9" [2.86m x 2.98m]

A versatile room with a central heating radiator, coving to the ceiling, UPVC double glazed window to the side and UPVC double glazed French doors leading into the conservatory.



CONSERVATORY

13'3" x 6'11" [4.06m x 2.12m]

Of UPVC double glazed construction on a brick-built base, with a central heating radiator and a UPVC external door leading to the side and rear garden.



BEDROOM THREE

10'9" x 8'2" [3.29m x 2.50m]

With fitted wardrobes featuring sliding mirrored doors, coving to the ceiling, central heating radiator and a UPVC double glazed window to the side.



BEDROOM ONE

9'3" x 11'5" [2.82m x 3.49m]

With fitted wardrobes to two sides, coving to the ceiling, dado rail, central heating radiator and a UPVC double glazed window overlooking the rear garden.



OUTSIDE

To the front of the property is a lawned garden with steps leading to the entrance door. A block paved pathway extends to the side, while a resin driveway provides off road parking for two vehicles and leads to a detached garage. To the rear is an enclosed lawned garden incorporating a block paved patio area and established planted borders with shrubs.



DETACHED GARAGE

16'10" x 8'2" [5.15m x 2.51m]

A detached brick-built garage with an electric roller door, lighting and power.

COUNCIL TAX BAND

The council tax band for this property is D.

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.

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.