WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

26 Sowood Lane, Ossett, WF5 0LE

For Sale Freehold £250,000

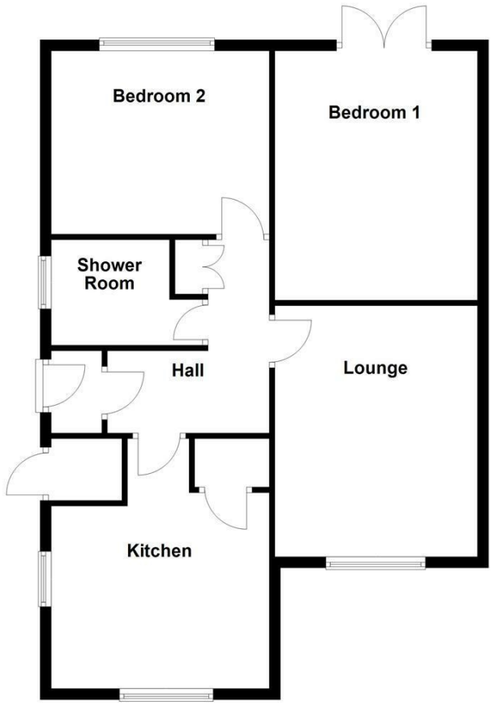
Situated in Ossett is this two bedroom semi detached bungalow, benefitting from driveway parking, a garage and well maintained gardens.

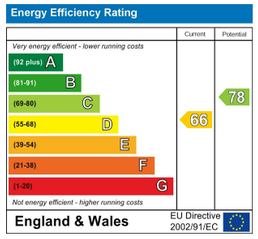
The accommodation briefly comprises an entrance porch and hallway, a comfortable living room, a fitted kitchen, two bedrooms and a shower room. Externally, the property offers driveway parking to the front and side, along with lawned gardens to both the front and rear, and a detached garage providing useful storage.

The property is ideally located for a range of local amenities including shops and the twice weekly market, and offers convenient access to the motorway network, making it suitable for commuters.

Requiring a degree of modernisation, the property presents an excellent opportunity to create a home to your own specification. Offered to the market with no chain, 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
Side UPVC entrance door leading into the front entrance porch with a frosted window panel and door through to the main hallway.

ENTRANCE HALLWAY
Central heating radiator and access to the lounge, kitchen, two bedrooms and the shower room.

LOUNGE
14'10" x 12'0" (4.53m x 3.68m)
UPVC double glazed window to the front elevation, central heating radiator, carpeted flooring and feature fireplace.

KITCHEN
14'8" x 13'0" (4.48m x 3.97m)
Fitted kitchen with a range of wall and base units for storage, laminate worktops, integrated oven and microwave, gas hob, stainless steel sink and drainer unit with mixer tap, space for a fridge freezer and space for a washing machine. UPVC double glazed windows to the front and side elevations, central heating radiator and original fireplace with built in storage cupboards.

BEDROOM ONE
14'9" x 12'0" (4.52m x 3.67m)
UPVC double glazed French doors to the rear elevation with window panels to either side, central heating radiator, carpeted flooring and fitted wardrobes to one wall.

BEDROOM TWO
13'0" x 10'11" (3.97m x 3.33m)
UPVC double glazed window to the rear elevation, central heating radiator, carpeted flooring and fitted wardrobes to two walls.

SHOWER ROOM/W.C.
9'0" x 6'3" (2.75m x 1.92m)
Frosted UPVC double glazed window to the side elevation, fitted with a three piece suite comprising walk in shower cubicle with wall mounted shower, wash hand basin with mixer tap and W.C. Central heating radiator and fully tiled walls and flooring.

OUTSIDE
To the front, a spacious driveway providing ample off street parking for three to four vehicles with a low maintenance shrub border and access to a detached garage with up and over door. To the rear, a paved patio seating area and low maintenance lawned garden with tree and shrub borders.

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.