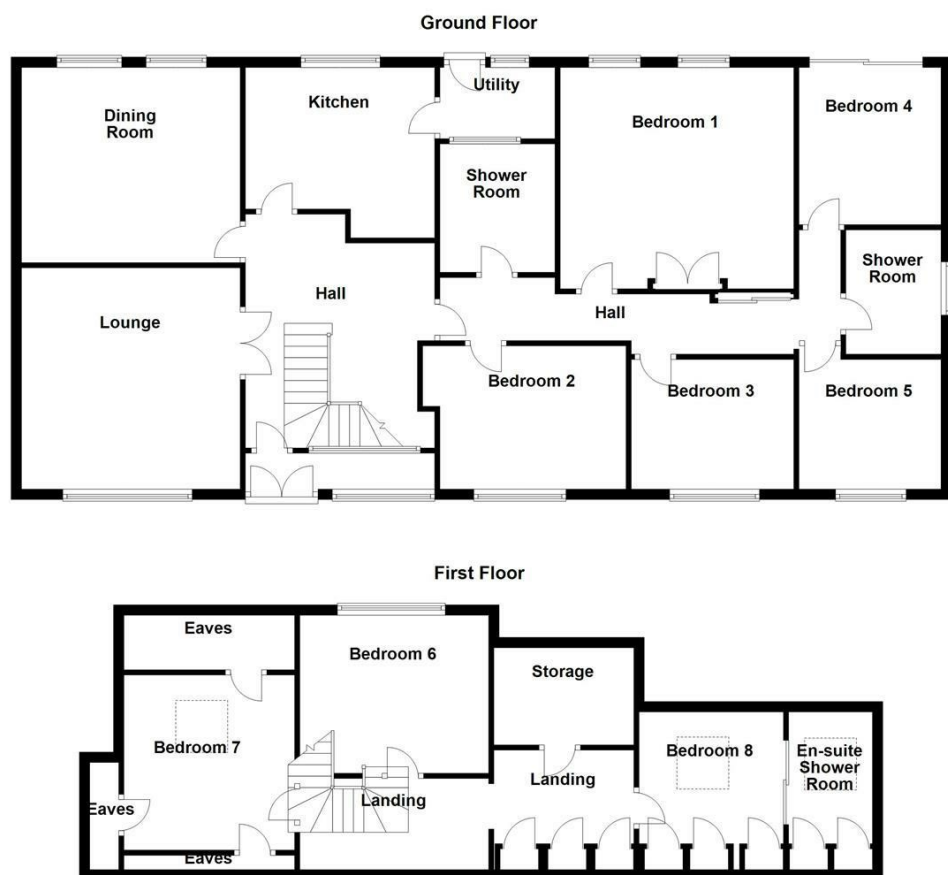


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



177 Kingsway, Ossett, WF5 8DU

For Sale Freehold £625,000

Occupying a fantastic plot on Kingsway is this eight bedroom detached bungalow benefiting from ample driveway parking, spacious gardens and rooms.

The property briefly comprises of entrance hall, lounge, dining room, kitchen with utility, inner hallway, two downstairs shower rooms, five bedrooms and to the first floor there are three further bedrooms, one of which has an en suite shower room/w.c. Externally there are lawned gardens and flagged patio. A detached garage, outhouse and ample driveway parking.

Situated in Kingsway, the property is ideally located for all local shops and amenities that Ossett has to offer, including its twice weekly market. Also the property is well situated for motorway network via the M1.

Potential to be a fantastic family home with scope to extend or develop subject to permissions. A viewing is highly recommended.



ACCOMMODATION

ENTRANCE PORCH

UPVC double glazed door with frosted window panel to the side. Wood framed door into the hallway.

HALLWAY

Two built in storage cupboards, staircase to the first floor landing, access to the lounge, dining room, kitchen and inner hallway.

LOUNGE

14'10" x 13'10" [4.53m x 4.23m]
UPVC double glazed window to the front elevation, radiator, feature fireplace with surround.



DINING ROOM

13'10" x 9'3" [4.24m x 2.82m]
Two UPVC double glazed windows to the rear, central heating radiator, feature open fireplace with brick surround.



KITCHEN

11'10" x 10'9" [3.63m x 3.30m]
UPVC double glazed window to the rear elevation, fitted kitchen with wooden wall and base units, laminate work tops, stainless steel sink and drainer unit, central heating radiator, integrated double oven, space for a gas hob, space for a fridge freezer, space for a washing machine, door into the utility.

UTILITY

5'10" x 4'5" [1.78m x 1.35m]
Frosted UPVC double glazed window and doors to the rear elevation, plumbing for washing machine, space for a dryer, tiled walls and floor.

INNER HALLWAY

Access to the bedrooms and shower rooms.

BEDROOM ONE

14'8" x 13'10" [4.48m x 4.23m]
Two UPVC double glazed windows to the rear, floor central heating radiators. Storage cupboard.



BEDROOM TWO

11'10" x 6'10" [3.62m x 2.09m]
UPVC double glazed window to the front, floor radiator to one side. Shelving units.

BEDROOM THREE

9'10" x 7'9" [3.02m x 2.38m]
UPVC double glazed window to the front, floor radiators to two sides.

BEDROOM FOUR

10'7" x 7'5" [3.23m x 2.28m]
Sliding aluminium framed door to the rear, central heating radiator.

BEDROOM FIVE

8'10" x 7'3" [2.70m x 2.21m]
UPVC double glazed window to the front, central heating radiator.

SHOWER ROOM/W.C.

8'0" x 6'9" [2.46m x 2.07m]
Wood framed panel to the rear, walk in shower with glass sliding door of a wet room style with wall mounted electric shower. Wash hand basin with mixer tap and w.c. Chrome style ladder radiator.



SHOWER ROOM/W.C.

6'6" x 5'9" [1.99m x 1.76m]
Frosted UPVC double glazed window to the side elevation, shower cubicle, wash hand basin and w.c. Central heating radiator, partially tiled walls.

FIRST FLOOR LANDING

Access to three further bedrooms.

BEDROOM SIX

8'8" x 10'2" [2.65m x 3.11m]
UPVC double glazed window to the rear elevation, central heating radiator.

BEDROOM SEVEN

12'1" x 11'1" [3.69m x 3.39m]
Velux window to the rear elevation, central heating radiator, storage into the eaves.

BEDROOM EIGHT

12'1" inc wardrobe space x 9'0" [3.69m inc wardrobe space x 2.75m]
Velux window to the rear elevation, central heating radiator and sliding door leading to the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

8'9" x 11'1" [2.69m x 0.6m]
Velux window to the rear elevation, shower cubicle with wall mounted electric shower, wash basin with mixer tap, w.c., chrome style ladder radiator.

OUTSIDE

To the front of the property there is a tarmac driveway parking with ample space for several cars leading to a detached garage. Lawn with bush and shrubbery border. Side gate to the rear garden. To the rear the garden has a brick outhouse with side access by the garden, patio seating area, space for a greenhouse with lawns, bush and shrubbery.



SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.

COUNCIL TAX BAND

The council tax band for this property is E

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.

PROBATE

Please Note – The sale of this property is subject to the receipt of Grant of Probate. The Probate Application has been made but is yet to be received.