Richard Kendall
Estate Agent

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11 Longlands Close, Ossett, WF5 0RD

For Sale Freehold £245,000

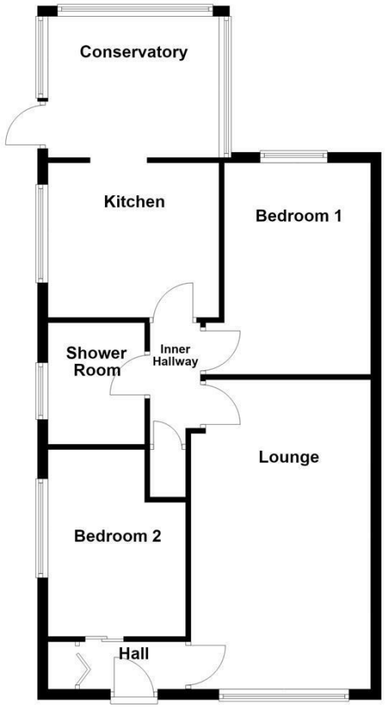
Situated within easy reach of Ossett town centre is this well presented two bedroom semi detached bungalow, offering well proportioned accommodation together with driveway parking and low maintenance gardens to both the front and rear. Ideally suited to couples or those looking to downsize, the property combines single level living with a convenient location close to local amenities.

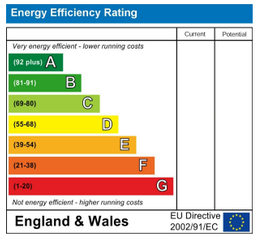
The accommodation briefly comprises an entrance hall leading into the spacious living room, with an inner hallway providing access to the kitchen, conservatory, shower room and one of the two bedrooms. A further bedroom is positioned to the front of the property. Externally, the property benefits from low maintenance gardens to both the front and rear, with the enclosed rear garden incorporating a patio seating area ideal for outdoor relaxation. A driveway to the side provides ample off road parking for two to three vehicles.

Conveniently positioned for the excellent range of shops and everyday amenities available in Ossett town centre, the property is also well placed for regular bus services operating along Towngate and providing connections to surrounding areas. For those commuting further afield, there is also convenient access to both the M1 and M62 motorway networks, providing links to Wakefield, Leeds and the wider Yorkshire region.

Offering comfortable accommodation in a convenient location, an early viewing is highly recommended to fully appreciate all that this attractive bungalow has to offer.

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 HALL
UPVC front entrance door leading into the main hallway. Built-in storage cupboards and access to the lounge and bedroom two.

LOUNGE
19'5" x 11'3" (5.93m x 3.45m)
UPVC double glazed window overlooking the front elevation, carpeted flooring with skirting boards and provision for a feature gas fire, which is currently capped off, with wooden surround. Door providing access to the inner hallway.

INNER HALLWAY
Providing access to the shower room, kitchen and bedroom one.

BEDROOM ONE
13'3" x 10'4" (4.05m x 3.15m)
UPVC double glazed window overlooking the rear elevation, carpeted flooring and skirting boards.

KITCHEN
9'8" x 9'6" (2.95m x 2.92m)
UPVC double glazed window and fitted with a range of wall and base units with work surfaces over. Stainless steel sink and drainer, space for a range style cooker with extractor hood and splashback, integrated fridge freezer and space and plumbing for a washing machine. Archway leading through into the conservatory.

CONSERVATORY
7'7" x 8'9" (2.33m x 2.68m)
UPVC double glazed windows overlooking the side and rear elevations, together with a UPVC side entrance door providing access to the garden. Wood effect laminate flooring. The conservatory offers flexible use and could be utilised as a dining area.

SHOWER ROOM/W.C.
7'8" x 6'0" (2.34m x 1.84m)
Frosted UPVC double glazed window overlooking the side elevation and fitted with a three piece suite comprising walk-in double shower enclosure with wall mounted shower, vanity wash hand basin with mixer tap and low flush W.C. Chrome ladder style heated towel radiator, fully tiled walls and spotlights to the ceiling.

BEDROOM TWO
11'4" x 8'6" (3.47m x 2.61m)
UPVC double glazed window overlooking the side elevation, laminate flooring and fitted wardrobes to one wall. Currently utilised as an office.

OUTSIDE
To the front and side is ample driveway parking for approximately two to three vehicles. The front garden is attractively planted with mature shrubs and established borders. To the rear is a paved patio seating area leading around to a low maintenance lawned garden with mature shrubs and established planting.

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.