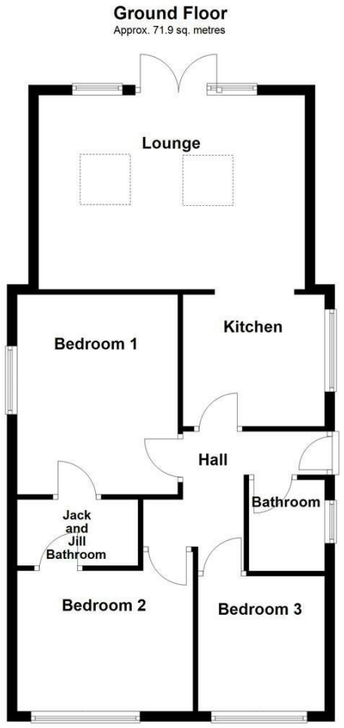
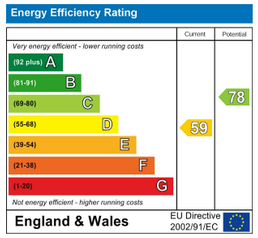


Total area: approx. 71.9 sq. metres



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.

Richard Kendall Estate Agent

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



15 Junction Lane, Ossett, WF5 0HA

For Sale Freehold Offers In The Region Of £345,000

Recently renovated and modernised to an exceptional standard is this superbly presented three bedroom detached bungalow, offering stylish, ready to move into accommodation. Recently rewired and with a new central heating system throughout, two driveways, a detached double garage and well maintained gardens.

The accommodation briefly comprises a welcoming entrance hall leading into an extended open plan kitchen and living space, designed for modern living. There are three well proportioned bedrooms, two of which are served by a Jack and Jill bathroom, in addition to a separate family bathroom. Externally, the property benefits from low maintenance gardens to both the front and rear, along with two driveways providing ample off road parking and a detached double garage leading to a store room.

The property is ideally located for a range of local amenities including shops and well regarded facilities, and offers excellent access to the motorway network, making it particularly suitable for commuters.

Finished to a high standard throughout and ready to move into, this is a fantastic home for a range of buyers. Early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL
Accessed via a side entrance door, with central heating radiator, loft access via a pull down ladder and access to the combi central heating boiler. Doors leading to the lounge diner, three bedrooms and family bathroom.

LOUNGE DINER
17'2" x 12'8" (5.24m x 3.88m)
UPVC double glazed windows to the rear elevation and UPVC French doors leading out to the garden. Grey wood effect flooring, central heating radiator, two Velux windows and spotlights to the ceiling.



KITCHEN
9'9" x 7'3" (2.98m x 2.21m)
UPVC double glazed window to the side elevation. Modern fitted kitchen with a range of wall and base units, integrated oven, electric hob with extractor hood, space for a fridge freezer and washing machine, 1.5 bowl sink and drainer, partial tiling and spotlights to the ceiling.

BEDROOM ONE
13'0" x 10'4" (3.98m x 3.17m)
UPVC double glazed window to the side elevation, central heating radiator, carpeted flooring and access to a Jack and Jill en suite bathroom.



JACK AND JILL BATHROOM/W.C.
7'10" x 4'4" (2.41m x 1.33m)
Corner shower cubicle with wall mounted shower and glass screen, vanity wash basin with mixer tap, low flush W.C., chrome towel radiator, fully tiled walls and spotlights.



BEDROOM TWO
11'5" x 9'0" (3.49m x 2.75m)
UPVC double glazed window to the front elevation, central heating radiator and carpeted flooring.



BEDROOM THREE
8'9" x 8'2" (2.68m x 2.49m)
UPVC double glazed window to the front elevation, central heating radiator and carpeted flooring.



FAMILY BATHROOM/W.C.
5'10" x 5'1" (1.80m x 1.55m)
Frosted UPVC double glazed window to the side elevation. Fitted with a three piece suite comprising panel bath with wall mounted shower and glass screen, wash basin with mixer tap, low flush W.C., chrome towel radiator, partial tiling and spotlights.

OUTSIDE
To the front, two driveways providing off road parking with a lawned area between and gated access to both sides. To the rear, a low maintenance lawned garden with shrub borders, side access and potential for a patio area, along with a detached double garage leading to a store room.



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

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.