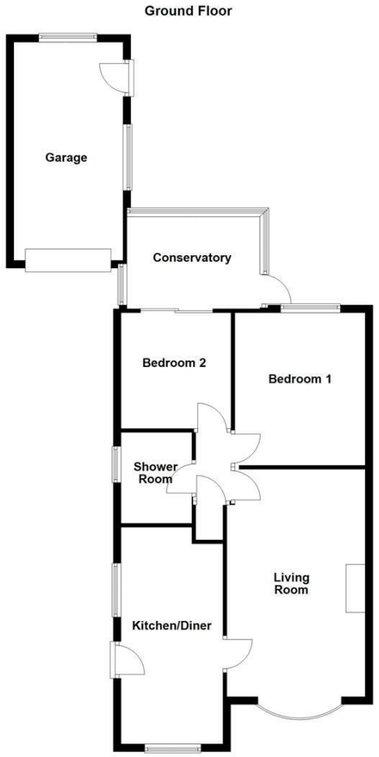

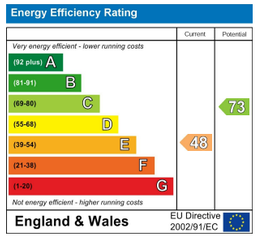

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

33A Longlands Road, Ossett, WF5 0QU

For Sale Freehold £275,000

Situated in the sought after town of Ossett is this superbly presented two bedroom detached true bungalow. Offering well proportioned accommodation throughout, including two good sized bedrooms, generous reception space, ample off road parking and an attractive rear garden, this property is certainly not one to be missed.

The accommodation comprises a spacious kitchen diner which leads through to the living room, with a further inner hallway providing access to the loft, a useful storage cupboard housing the heating system, two bedrooms and a modern shower room. Bedroom two benefits from direct access into the conservatory, which in turn opens onto the rear garden. Externally, the front garden is mainly laid to lawn with decorative pebble beds, alongside a concrete driveway providing off road parking for several vehicles and leading down the side of the property to a partially attached single garage, fitted with an electric roller door, power, lighting and separate side access storage. The rear garden is predominantly lawned and incorporates paved and planted areas with mature trees and shrubs throughout, along with a paved patio area ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it ideal for both pets and children.

Ossett remains a highly desirable location for a range of buyers, particularly those looking to downsize while remaining close to local amenities. Shops, schools and public houses can all be found within easy walking distance, while local bus routes run through the town. For those requiring further transport links, nearby Wakefield and Dewsbury offer railway stations providing connections to Leeds, Manchester and London, and the M1 motorway is only a short drive away for commuters travelling further afield.

Only a full internal inspection will truly reveal all that this fantastic bungalow has to offer, and an early viewing is highly recommended to avoid disappointment.

ACCOMMODATION

KITCHEN DINER
17'9" x 8'8" (5.43m x 2.65m)

Accessed via a frosted UPVC double glazed entrance door and having two UPVC double glazed windows, one to the front and one to the side elevation. Coving to the ceiling and a door leading through to the living room. Fitted with a modern range of wall and base units with laminate work surfaces over incorporating a stainless steel 1.5 bowl sink and drainer with mixer tap. A four ring Zanussi gas hob with partial glass splashback and stainless steel extractor hood above, integrated Zanussi oven, integrated slimline Zanussi dishwasher, integrated washing machine, integrated fridge freezer and a breakfast bar style seating area with matching laminate work surface.

LIVING ROOM
19'5" x 11'10" (5.92m x 3.63m)

UPVC double glazed bow window to the front elevation, coving to the ceiling, gas fireplace set within a marble hearth and surround with wooden mantel, and a door leading through to the inner hallway.

INNER HALLWAY
Loft access and doors leading to two bedrooms the shower room, and a useful storage cupboard housing the heating system.

BEDROOM ONE
13'1" x 11'2" (4.01m x 3.41m)

UPVC double glazed window overlooking the rear garden, coving to the ceiling, and a fitted wardrobe with sliding mirrored doors.

BEDROOM TWO
9'4" x 9'10" (2.87m x 3.02m)

Sliding doors leading into the conservatory, coving to the ceiling, and fitted wardrobes with sliding mirrored doors.

CONSERVATORY
7'7" x 11'5" (2.32m x 3.48m)

Surrounded by UPVC double glazed windows with UPVC double glazed doors opening onto the rear garden.

SHOWER ROOM/W.C.
7'9" x 6'0" (2.37m x 1.85m)

Frosted UPVC double glazed window to the side elevation and fitted with a low suite w.c., pedestal wash basin with mixer tap, and walk-in shower cubicle with electric shower and glass shower screen. Fully tiled walls.

OUTSIDE
To the front of the property is a lawned garden with pebble beds and a concrete block paved driveway providing off street parking, leading down the side of the property to a detached single garage. The rear garden is tiered and mainly laid to lawn with planted and slate beds, mature trees and shrubs, and incorporates a paved patio seating area ideal for outdoor dining and entertaining. The garden is fully enclosed by walls and timber fencing, making it suitable for both children and pets.

DETACHED GARAGE
Timber framed single pane windows to both the side and rear elevations, timber personnel door, power and lighting, vaulted ceiling, and an electric roller garage door.

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.