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



18 Westfield Drive, Ossett, WF5 8HJ

For Sale Freehold £192,000

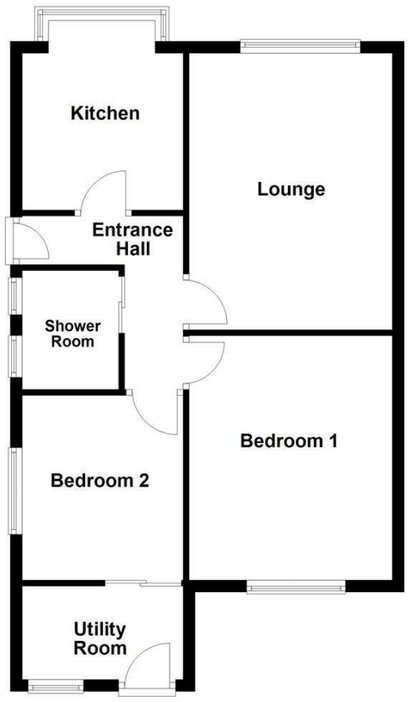
In need of modernisation however offering great potential, this two bedroom semi detached bungalow, offers well proportioned accommodation throughout. Benefiting from double glazing and gas central heating.

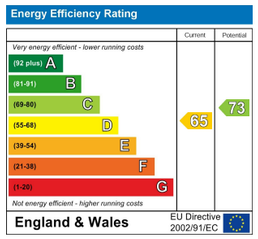
The property comprises of an entrance hall, kitchen, lounge, two bedrooms, bathroom and a utility room. Externally, the property offers a garden to the front and a driveway to the side providing off road parking for approximately five to six vehicles, which leads to a detached garage. To the rear is a low maintenance, flagged garden.

The property is ideally located close to a range of local amenities including shops, reputable schools and regular bus routes, along with a local market held twice weekly. There is also excellent access to the motorway network.

Offered with no onward chain, the property would make an ideal home for a working couple, those looking to downsize, or first time buyers. 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 HALL
Side entrance door leading into the entrance hall, having a radiator and doors providing access to the kitchen, lounge, two bedrooms and a sliding door leading into the bathroom.

LOUNGE
11'4" x 18'2" (3.47m x 5.55m)
UPVC double glazed window to the front elevation, coving to the ceiling, laminate flooring, and a gas fire set within a marble back and hearth with wooden surround.



KITCHEN
11'1" x 8'11" (3.39m x 2.73m)
Fitted with a range of wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer with mixer tap. Having a gas hob with extractor hood above and an integrated oven and grill. There is space for a fridge freezer and plumbing for a washing machine. Finished with tiled splashbacks, tiled effect flooring and a double glazed window.

SHOWER ROOM
7'9" x 5'6" (2.38m x 1.69m)
Comprising a low level WC, wash hand basin set within a pedestal and a double shower cubicle with electric shower. Fully tiled walls and floor, radiator and two frosted double glazed windows to the side elevation.



BEDROOM ONE
11'4" x 10'11" (3.47m x 3.35m)
Central heating radiator and double glazed window overlooking the rear elevation.



BEDROOM TWO
8'11" x 7'7" (2.73m x 2.32m)
Having a double glazed window to the side elevation, central heating radiator and a sliding door leading into the utility room.



UTILITY ROOM
7'4" x 4'9" (2.24m x 1.46m)
Fitted with wall units and work surfaces with plumbing for a washing machine and space for a tumble dryer. Having a double glazed window to the side elevation, door leading to the rear garden and tiled effect flooring.



OUTSIDE
To the front of the property is a garden with plants and shrubs along with a concrete driveway providing additional off road parking. To the rear is a low maintenance, flat garden. A driveway to the side provides off street parking and leads to a concrete sectional detached garage with an up and over door.



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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.