Richard Kendall Estate Agent

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# 4 Westfield Drive, Ossett, WF5 8HJ

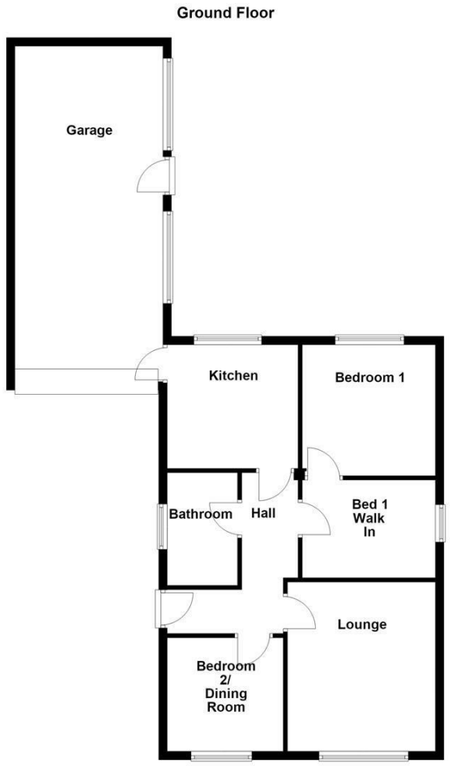
## For Sale Freehold £275,000

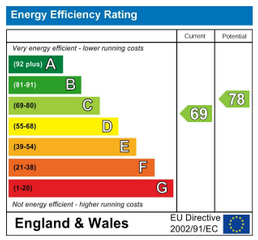
Situated within easy reach of Ossett town centre is this spacious two bedroom detached bungalow, offering well proportioned and versatile accommodation together with driveway parking, an attached garage and low maintenance gardens to both the front and rear.

The accommodation briefly comprises a welcoming entrance hall, spacious living room, fitted kitchen, two bedrooms and a modern family bathroom. The property was previously configured as a three bedroom bungalow, with one of the bedrooms having since been incorporated to create a generous bedroom and walk in wardrobe area, offering scope for reconfiguration if desired. The attached garage provides valuable additional space and offers further potential, subject to any necessary planning permissions and building regulations. Externally, the property benefits from driveway parking together with low maintenance gardens to both the front and rear. The enclosed rear garden incorporates a paved patio area, providing an ideal space for outdoor seating and relaxation.

The property is conveniently positioned for the excellent range of shops, amenities and recreational facilities available within Ossett town centre, including its popular twice weekly market.

Offering flexible single level accommodation in a convenient location, an early viewing is highly recommended to fully appreciate the space and potential this detached bungalow has to offer.




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 hallway, providing access to the lounge, dining room/bedroom two, bathroom, bedroom one and kitchen.

### LOUNGE
13'1" x 11'5" (3.99m x 3.49m)
UPVC double glazed window overlooking the front elevation, central heating radiator and feature electric fireplace with decorative surround.



### BEDROOM TWO/DINING ROOM
8'11" x 8'10" (2.73m x 2.70m)
UPVC double glazed window overlooking the front elevation and central heating radiator. Currently utilised as a dining room but suitable for use as a second bedroom.



### BEDROOM ONE WALK IN WARDROBE
7'6" x 10'4" (2.31m x 3.15m)
UPVC double glazed window overlooking the side elevation, central heating radiator and fitted wardrobes to one side. Currently utilised as a dressing area/walk-in wardrobe, with a door leading through to the main bedroom area.



### BEDROOM ONE
10'5" x 10'1" (3.20m x 3.09m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.



### KITCHEN
9'10" x 9'8" (3.01m x 2.95m)
UPVC double glazed door providing access to the rear elevation. Fitted with a range of wall and base units with black laminate work surfaces over, incorporating a stainless steel sink and drainer. Space for a gas cooker and space for a fridge freezer. Door providing access through to the rear reception room, formerly converted from the garage.

### BATHROOM/W.C.
8'9" x 5'3" (2.67m x 1.62m)
Frosted UPVC double glazed window overlooking the side elevation. Fitted with a modern three piece suite comprising panelled bath with wall mounted shower over, vanity wash basin with mixer tap and low flush W.C. Chrome ladder style heated towel radiator and fully tiled walls.



### REAR RECEPTION ROOM/FORMER GARAGE
26'0" x 11'4" (7.94m x 3.47m)
Two UPVC double glazed windows overlooking the side elevation. Fitted with a stainless steel sink unit and base storage units. Currently utilised as a secondary storage/reception space, with excellent potential to modernise, convert or incorporate into the main accommodation, subject to any necessary consents. Door providing access to the rear garden.

### OUTSIDE
To the front is a generous driveway providing off road parking for three or more vehicles. To the rear is an enclosed lawned garden with a corner patio seating area, ideal for outdoor dining and entertaining.



### 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.