



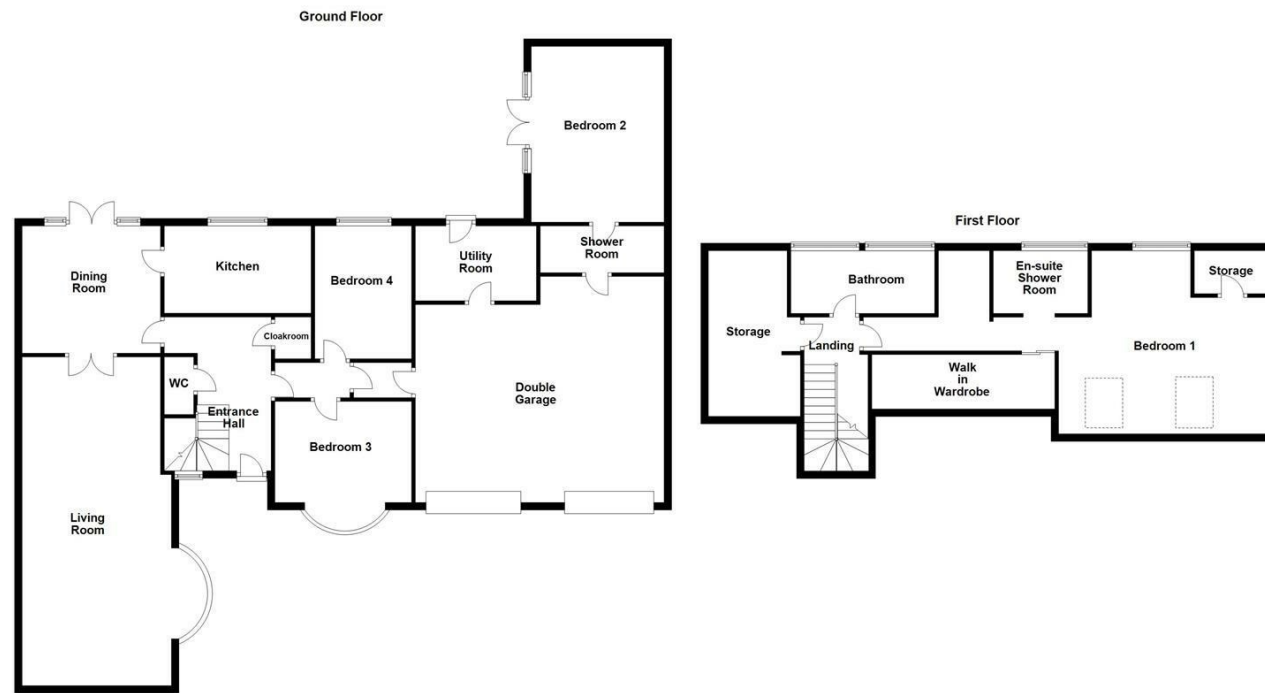
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113 Manor Road, Ossett, WF5 0LF

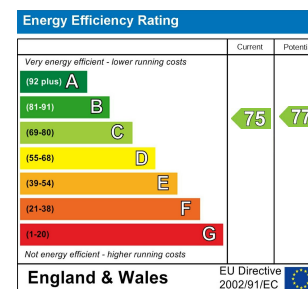
For Sale Freehold £495,000

Superbly appointed throughout and set back from the main roadside is this substantial and extended four bedroom detached bungalow with adjoining annex to the rear which could be used for a variety of purposes.

Superbly appointed throughout, the accommodation briefly comprises of entrance hall, downstairs w.c., cloakroom, large living room, separate dining room, contemporary kitchen, two bedrooms, double garage with utility room off and leading into annex via shower room/w.c. and further double bedroom. Stairs to the first floor lead to bedroom one, complete with walk in wardrobe and contemporary en suite shower room/w.c., as well as family bathroom/w.c. Outside there is electronic gated access with video intercom opening onto the resin driveway providing ample off street parking for several vehicles leading to a double garage with twin electric operated doors. To the rear, there is a lawned garden incorporating Indian stone terraced patio area. The property benefits from security cameras [visible on phone/TV].

Situated in a prime part of Ossett, the property is well placed to local amenities including shops and good schools with local bus routes nearby and Ossetts twice weekly market. There is also great access to the motorway network.

Simply a fantastic home, ideal for the growing family and deserves an early viewing to fully appreciate the spacious accommodation on offer and to avoid disappointment.



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.

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

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Wakefield office 01924 291294,

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Ossett & Horbury offices 01924 266555

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Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



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ACCOMMODATION

ENTRANCE HALL

Fully tiled floor, contemporary dark grey radiator, coving to the ceiling and UPVC double glazed sunlight above the door. Solid oak doors with chrome handles leading to the downstairs w.c., dining room, cloakroom and inner hallway. Nest thermostat and staircase leading to the first floor landing with circular double glazed frosted window overlooking the front aspect.

W.C.

25' x 50" (0.75m x 1.53m)

Concealed low flush w.c., ceramic wash basin with chrome waterfall mixer tap built into high gloss vanity cupboard with chrome handle below, fully tiled walls and floor. Chrome ladder style radiator, UPVC cladding to the ceiling with inset spotlight and extractor fan.

INNER HALLWAY

Central heating radiator, fully tiled floor and solid oak doors with chrome handles leading through to two bedrooms and hallway entering the double garage.

BEDROOM THREE

8'10" min x 11'10" max x 12'0" (2.70m min x 3.62m max x 3.67m)

A range of fitted wardrobes, UPVC double glazed walk in bay curved window overlooking the front aspect, laminate flooring and central heating radiator.

BEDROOM FOUR

11'8" x 8'5" (3.56m x 2.59m)

A range of fitted wardrobes, laminate flooring, UPVC double glazed window overlooking the rear aspect and central heating radiator.

DOUBLE GARAGE

21'10" x 17'10" min x 19'11" max (6.68m x 5.44m min x 6.09m max)

Electric roller doors to the front, power and light within and built in storage. Door providing access into a utility room and further solid oak door with chrome handle providing access into a stunning shower room/w.c.

UTILITY ROOM

62" x 10'10" (1.89m x 3.32m)

Power and light, laminate work surface with range of wall and base units with stainless steel sink and drainer, plumbing and drainage for a washing machine and space for a dryer under the counter. Wall mounted combi condensing boiler, fully tiled floor, creole to the ceiling and UPVC double glazed door leading out to the rear garden.

SHOWER ROOM/W.C.

31'1" x 10'4" (1.20m x 3.17m)

Three piece suite comprising enclosed shower cubicle with mixer shower, chrome rain shower head and shower attachment within. Fully laminate walls and fully tiled floor. Chrome ladder style radiator, L-shaped ceramic wash basin with chrome mixer tap built into high gloss units with chrome handles below and concealed low flush w.c. Wall mounted extractor fan, UPVC cladding to the ceiling with inset spotlights and solid oak door with chrome handle provides access into bedroom two.

BEDROOM TWO

15'5" x 11'8" (4.70m x 3.56m)

Fully tiled floor, inset spotlights to the ceiling, two large double central heating radiators and set of UPVC double glazed French doors leading out to the rear garden with UPVC double glazed windows on either side of the doors.

DINING ROOM

12'1" x 11'7" (3.69m x 3.55m)

Fully tiled floor, set of UPVC double glazed French doors leading into the rear garden with UPVC double glazed window on either side of the doors. Set of solid oak doors with glass inserts with chrome handles providing access into the extended living room. Coving to the ceiling, partial picture rail, central heating radiator and solid oak door with glass inset providing access into the modern fitted kitchen.



KITCHEN

12'11" x 8'5" (3.95m x 2.57m)

Range of wall and base units with granite work surface over and granite upstanding above and black glass splash back. Integrated AEG double oven and grill with separate Neff microwave oven, five ring induction hob and black glass extractor hood. Downlights built into the wall cupboards, space for an American style fridge/freezer, 1.5 sink and drainer with drainer cut into work surface, chrome mixer tap with swan neck and built in waste disposable system. Integrated full size Bosch dishwasher, kick heater, pull out pantry drawers with plenty of useful storage, fully tiled floor, over lighting on the cupboards, inset spotlights to the ceiling and UPVC double glazed window overlooking the rear aspect.

LIVING ROOM

28'9" x 11'9" min x 12'4" (8.77m x 3.59m min x 3.77m)

Underfloor heating, fully porcelain floor, mood lighting built into the coving surround and downlights built into the coving. UPVC double glazed curved window overlooking the front driveway and Nest thermostat.



FIRST FLOOR LANDING

Velux double glazed timber window with built in blind and solid oak door with chrome handles providing access into a walk in storage cupboard with light within and plenty of useful storage, bathroom/w.c. and bedroom one.

BATHROOM/W.C.

510" x 127" (1.78m x 3.84m)

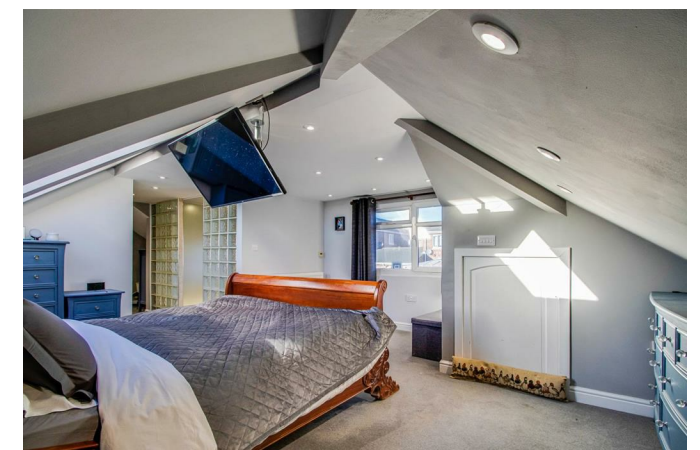
Three piece suite comprising freestanding roll top double ended bath with centralised chrome mixer tap, low flush w.c., large ceramic wash basin with chrome mixer tap built into vanity cupboards below with chrome handles. White contemporary radiator with chrome towel rail surrounding, fully tiled walls and floor with underfloor heating. Two UPVC double glazed frosted windows overlooking the rear elevation, wall mounted extractor fan and inset spotlights to the ceiling.



BEDROOM ONE

18'4" x 16'0" (5.61m x 4.89m)

Inset spotlights to the ceiling, two central heating radiators, air conditioning unit, UPVC double glazed window overlooking the rear elevation, two timber double glazed Velux windows overlooking the front elevation with built in blinds and small cupboard door providing access into a storage cupboard. Large walk in area with sliding door providing access into a walk in wardrobe with radiator, railing and light within and opening with glass blocks leading to the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

51' x 8'3" (1.57m x 2.54m)

Three piece suite comprising walk in shower cubicle with mixer shower and Jacuzzi style jets within, low flush w.c., pedestal wash basin with chrome waterfall mixer tap, fully tiled walls and floor with underfloor heating. UPVC cladding to the ceiling, inset spotlights to the ceiling and UPVC double glazed frosted window overlooking the rear elevation.

OUTSIDE

To the front of the property there is an electric sliding gate providing access into an enclosed large driveway providing ample off road parking for at least several vehicles with standing Victorian light. Solid brick built walls and timber panelled surround fences on all sides making it completely enclosed to the front. Block paved pathway leads up to a timber shed, eight outside lights and electric vehicle charging point. Patterned concrete driveway runs down the side of the property with a cast iron gate providing access into the rear garden. The attractive lawned rear garden has a patterned concrete pathway runs round the side of the garden. Large timber wooden pergola with pitch sloping tiled roof with a paved patio underneath, currently housing a hot tub, with double outside power sockets, as well as up and down lights surrounding the property with downlights built into the fascias. Outside shower cubicle and granite work surface with 1.5 sink and drainer with mixer tap providing an outdoor kitchen area.



COUNCIL TAX BAND

The council tax band for this property is D.

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.

SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.