



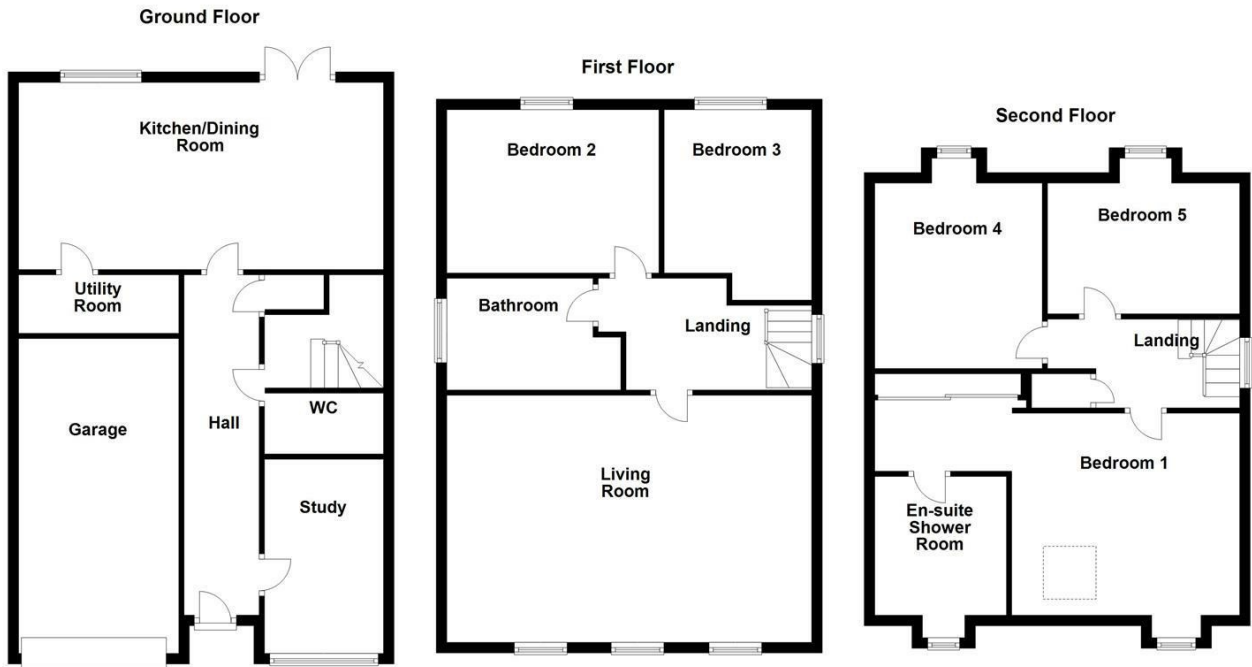
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01924 291 294

OSSETT  
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HORBURY  
01924 260 022

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01977 798 844



**7 Stanton Close, Ossett, WF5 9UF**

**For Sale Freehold £425,000**

Occupying a fantastic plot on a modern development is this superbly presented five bedroom detached property. Situated over three floors and benefiting from driveway parking, rear garden, five bedrooms and two bathrooms.

The accommodation briefly comprises entrance hall, downstairs study (potentially a sixth bedroom), downstairs w.c., modern kitchen diner, first floor landing, spacious living room, two double bedrooms and family bathroom/w.c. To the second floor there is a superb spacious principal bedroom with en suite/w.c. and there are two further double bedrooms. Externally the property has an attached garage with up and over door, driveway parking, low maintenance rear gardens with patio seating and to the front there is an electric charger point and solar panels.

Situated on this modern development near to Ossett town centre, it is ideally located for all local shops and amenities including Ossetts local schools. Ideally located for the motorway network for those looking to commute further afield for work.

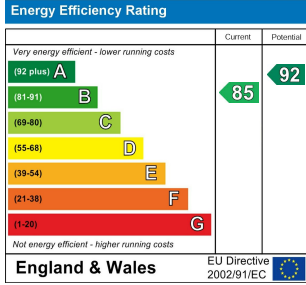
Done to a superb standard, could make a fantastic family home and a viewing is recommended.

**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\*

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Pontefract & Castleford office 01977 798844  
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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

##### HALLWAY

Front composite door, central heating radiator, access to downstairs bedroom/study, w.c. and kitchen diner. Built in understairs storage cupboard.

##### STUDY/BEDROOM

89' x 120' [2.67m x 3.68 ]

UPVC double glazed window to the front, central heating radiator.

##### DOWNSTAIRS W.C.

33' x 74' [1.0m x 2.26m]

Low flush w.c., wash hand basin with mixer tap and tiled splashback, central heating radiator and tiled floor.

##### KITCHEN DINER

22'9" x 11'7" [6.95m x 3.55m]

UPVC double glazed French doors to the rear, UPVC double glazed window to the rear. Modern kitchen with an array of wall and base units for storage, integrated fridge freezer, integrated induction hob and oven, stainless steel sink and drainer unit with mixer tap, central heating radiator. The dining room section has tiled floor, central heating radiator and door leading through to utility room.



##### UTILITY ROOM

3'6" x 8'11" [1.07m x 2.73m]

An array of wall and base units for storage, sink and drainer unit, plumbing for a washing machine, central heating radiator.

##### FIRST FLOOR LANDING

UPVC double glazed window to the side elevation, central heating radiator, access to two bedrooms, living room and family bathroom/w.c.

##### LIVING ROOM

22'6" x 15'11" [6.88m x 4.86m]

Three UPVC double glazed windows to the front elevation, two central heating radiators.



##### BEDROOM TWO

13'1" x 10'7" [4.01m x 3.25m]

UPVC double glazed window to the rear elevation, central heating radiator.



##### BEDROOM THREE

11'9" max x 9'3" [3.59m max x 2.83m]

UPVC double glazed window to the rear elevation, central heating radiator.

##### BATHROOM/W.C.

10'10" max x 7'2" [3.32m max x 2.19m]

Frosted UPVC double glazed window to the side elevation, walk in double shower cubicle with wall mounted shower, bath suite with hot and cold tap, low flush w.c. and a wash hand basin with mixer tap. Fully tiled walls and floor, chrome style ladder radiator and extractor to the ceiling.

##### SECOND FLOOR LANDING

UPVC double glazed window to the side elevation, central heating radiator, access to three bedrooms and storage cupboard.

##### BEDROOM ONE

22'6" max x 15'2" max [6.88m max x 4.63m max ]

UPVC double glazed window to the front elevation, front Velux window, central heating radiator and a further section with central heating radiator, fitted wardrobes with sliding doors and a door to the en suite shower room/w.c.



##### EN SUITE SHOWER ROOM/W.C.

8'7" x 8'3" [2.63m x 2.54m]

Frosted UPVC double glazed window to the front elevation. Walk in double shower cubicle with sliding door, wash hand basin with mixer tap, low flush w.c., tiled walls and floor, chrome style ladder radiator and extractor fan to the ceiling.



##### BEDROOM FOUR

11'6" x 10'2" [3.53m x 3.11m]

UPVC double glazed window to the rear elevation, central heating radiator.

##### BEDROOM FIVE

11'10" x 8'1" [3.61m x 2.47m]

UPVC double glazed window to the rear elevation, central heating radiator.

##### OUTSIDE

To the rear there is an enclosed rear garden with low maintenance lawns, fenced surround, flagged patio seating area and a further corner seating area. To the front there is driveway parking with ample space for two cars, an electric charger point and low maintenance bush border to the side. Access to the detached garage (measuring 2.99m x 5.99m) with up and over door, power and light (currently used as home gym).



##### COUNCIL TAX BAND

The council tax band for this property is E

##### 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.

##### 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.