

**WAKEFIELD** | **OSSETT** | **HORBURY**  
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## 8 Woodhead Close, Ossett, WF5 9JJ

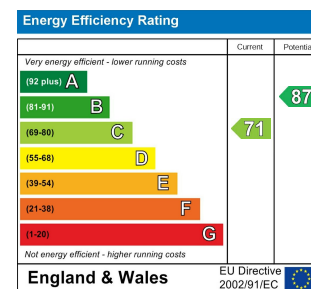
For Sale Leasehold £225,000

Enjoying a cul-de-sac location is this three bedroom terraced house with spacious living accommodation, spread over three levels. The house benefits from a conservatory overlooking the enclosed rear garden and two off road private parking spaces.

The property fully comprises of entrance hall, modern fitted kitchen, downstairs w.c, living room and conservatory. The first floor landing leads to a three piece suite house bathroom, two double bedrooms, with bedroom one boasting an en suite shower room/w.c. A further staircase leads to the second floor landing providing access to a further double bedroom. Outside there is a paved patio area, attractive lawned garden with timber shed, enclosed by timber panelled surround fences with a timber gate accessing the front aspect. To the front there is an attractive lawned garden with central paved pathway to the front door and two tarmac off road parking spaces.

The property is located within the sought after market town of Ossett. Is within a short walking distance of the local amenities and schools located nearby. Main bus routes running to and from Wakefield and Leeds and is a short driving distance from the M1 motorway network.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



### 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

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



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## ACCOMMODATION

### ENTRANCE HALL

Fully tiled floor, staircase leading to the first floor landing, central heating radiator, coving to the ceiling and doors providing access to the downstairs w.c. and living room. An opening to the modern fitted kitchen.

### KITCHEN

8'2" x 7'8" (2.50m x 2.34m)

Range of wall and base units with laminate work surface over and tiled splash back above, sink and drainer with swan neck mixer tap, integrated oven and grill, integrated dishwasher, space for a microwave, four ring gas hob with cooker hood over, pull out pantry drawers, plumbing and drainage for washing machine. Space for a fridge and freezer, UPVC double glazed windows overlooking the front and side aspect. Fully tiled floor and the condensing boiler is housed within one of the cupboards.

### W.C.

Low flush w.c., wall hung wash basin with two taps and tiled splash back, central heating radiator and UPVC double glazed frosted window to the side aspect.

### LIVING ROOM

9'11" x 14'7" (3.04m x 4.45m)

Coving to the ceiling, central heating radiator and UPVC double glazed French doors leading into the conservatory. Space for a fire with bateig stone fireplace with hearth and built in LED lighting.



### CONSERVATORY

10'0" x 9'4" (3.06m x 2.85m)

Fully tiled floor, UPVC double glazed windows to two sides and a set of UPVC double glazed French doors leading out to the garden. Power and light within.



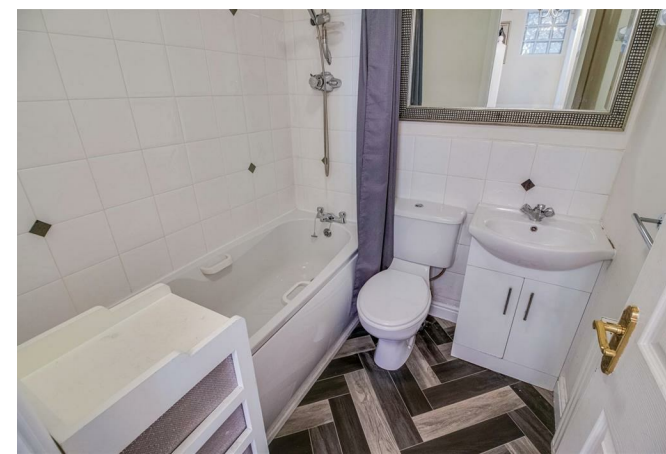
### FIRST FLOOR LANDING

Central heating radiator and doors to two bedrooms and the house bathroom. A further staircase leading to the second floor landing.

### BATHROOM/W.C.

5'8" x 5'11" (1.73m x 1.81m)

Three piece suite comprising panelled bath with mixer tap and separate mixer shower over, low flush w.c. and wash basin built into vanity cupboards and tiled splash back. Part tiled walls, extractor fan to the ceiling and central heating radiator.



### BEDROOM ONE

8'4" x 11'10" (2.55m x 3.63m)

UPVC double glazed windows overlooking the front and side elevation, central heating radiator and door providing access to the en suite.



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

5'10" x 5'0" (1.80m x 1.53m)

Three piece suite comprising larger than average curved shower cubicle with double doors, mixer shower and rain shower attachment, wash basin with mixer tap built into vanity cupboards and low flush w.c. Laminate tiled floor, part tiled walls, central heating radiator, extractor fan to the ceiling and UPVC double glazed frosted window overlooking the front elevation.

### BEDROOM TWO

8'4" x 9'2" (2.55m x 2.80m)

UPVC double glazed window overlooking the side elevation and central heating radiator.



### SECOND FLOOR LANDING

Central heating radiator and door providing access into bedroom three.

### BEDROOM THREE

7'7" (min) x 11'7" (max) x 11'3" (2.33m (min) x 3.55m (max) x 3.45m)

UPVC double glazed window overlooking the side elevation, central heating radiator, loft access and door providing access to the airing cupboard.



### OUTSIDE

To the front there is a paved pathway leading directly to the front door with a UPVC porch over the front door. There's a pleasant lawned front garden with two tarmac off road parking spaces. Within the rear garden there's a large paved patio area, perfect for entertaining and dining purposes with double outside power socket, pleasant lawned garden with timber shed, enclosed by timber panelled surround fences. A timber gate provides access to the front. Outside tap.



### LEASEHOLD

The ground rent £60 (pa). The remaining term of the lease is 978 years (2024). A copy of the lease is held on our file at the Ossett office.

### 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.