



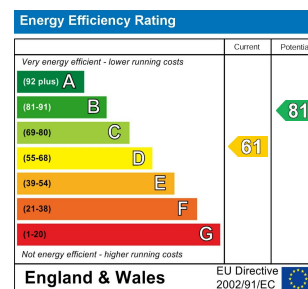
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Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



**24 Westfield Street, Ossett, WF5 8JF**

**For Sale Freehold £330,000**

A deceptively spacious and extended four bedroom detached family home, benefitting from a well manicured enclosed rear garden as well as off road parking, UPVC double glazing and gas central heating.

The accommodation fully comprises of entrance hall, downstairs modern fitted shower room/w.c., store room, spacious dining room with French doors to the living room at the front. Opening through to the modern fitted kitchen breakfast room from the dining room. Additional cellar rooms providing useful storage. To the first floor there are four bedrooms and house bathroom/w.c. Outside, to the front of the property there is a low maintenance garden, block paved driveway to the side providing off road parking. Block paved pathway leads to the timber gated entrance to the rear. The rear garden has attractive lawn, paved patio and shed.

Ossett is a very pleasant residential area, which has always proved in demand with the home buyer and is host to a good range of amenities including shops and schools, whilst daily access to Leeds and further afield can be had via the M1 motorway, which is only a short distance away. Only a full internal inspection will reveal all that is on offer at this quality home and an early viewing comes highly 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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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

Composite front entrance door with UPVC double glazed frosted sunlight above, ornate coving to the ceiling, central heating radiator, staircase with balustrade and spindles leading to the first floor landing. Doors leading to the dining room, modern shower room/w.c., store room and staircase leading to the cellar room.

##### CELLAR

12'9" x 6'5" [3.89m x 1.97m]  
Further cellar room off. Light, keeping slab.

##### ADDITIONAL CELLAR ROOM

5'10" x 4'0" [1.79m x 1.23m]

##### STORE ROOM

A range of wall and base units with laminate work surface over.

##### DOWNSTAIRS SHOWER ROOM/W.C.

3'11" x 8'3" [1.20m x 2.52m]  
Larger than average tiled shower cubicle with sliding door and electric shower, pedestal wash basin with chrome mixer tap and tiled splash back, fully tiled floor, tiled skirting's, electric chrome style towel rail, central heating radiator, low flush w.c., UPVC double glazed frosted window to the rear aspect and extractor fan.



##### DINING ROOM

13'5" x 12'10" [4.11m x 3.92m]  
Archway opening into the kitchen breakfast room. Timber French doors leading through to the living room located to the front, central heating radiator.



##### LIVING ROOM

12'11" x 12'4" [3.95m x 3.77m]  
Ornate coving to the ceiling, picture rail, ceiling rose, living flame effect gas fire on a tiled hearth with a decorative interior and surround. Central heating radiator, UPVC double glazed window to the front.



##### KITCHEN BREAKFAST ROOM

12'0" x 12'0" [3.66m x 3.67m]  
A range of wall and base units with laminate work surface and tiled splashback, double stainless steel sink and drainer, two UPVC double glazed windows enjoying a dual aspect to the side and rear. Wood breakfast bar with laminate work surface over and base units/drawers below, plumbing and drainage for an automatic washing machine, space for a large fridge freezer, integrated gas oven and grill with four ring gas hob and cooker hood above, display cabinets, downlights. UPVC double glazed side entrance door leading out to the rear garden.

##### FIRST FLOOR LANDING

Doors leading off to the four bedrooms and house bathroom/w.c.

##### BEDROOM ONE

12'4" x 13'0" [3.78m x 3.98m]  
UPVC double glazed window with lead inserts to the front elevation, central heating radiator, chimney breast, built in double cupboards into chimney breast recess.



##### BEDROOM TWO

8'8" x 12'10" [2.65m x 3.93m]  
UPVC double glazed window to the rear, central heating radiator, chimney breast.



##### BEDROOM THREE

8'3" x 7'10" [2.52m x 2.39m]  
UPVC double glazed window to the rear elevation, central heating radiator.

##### BEDROOM FOUR/OFFICE

6'11" x 5'10" [2.13m x 1.79m]  
UPVC double glazed window with lead inserts to the front elevation, central heating radiator and loft access.

##### HOUSE BATHROOM/W.C.

8'8" x 4'5" [2.65m x 1.37m]  
Three piece suite comprising panelled bath with two chrome taps and electric shower over, low flush w.c. and pedestal wash basin with tiled splashback. UPVC double glazed frosted window to the rear elevation, central heating radiator.



##### OUTSIDE

To the front of the property there is a low maintenance garden with trees and bushes bordering. A block paved driveway at the side provides off road parking with outside sensor lighting, which then leads into a pathway to the gated entrance. The rear garden has a block paved patio area ideal for entertaining and dining purposes. Steps leading to a pebbled pathway that leads around the attractive lawn with well manicured borders of plants, bushes and trees. Shed and timber panelled fence surrounds with brick wall. Outside sensor light and water point.



##### 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.