



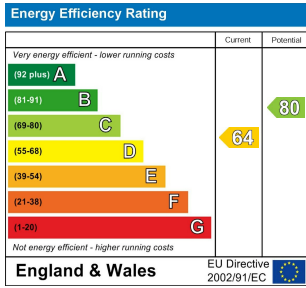
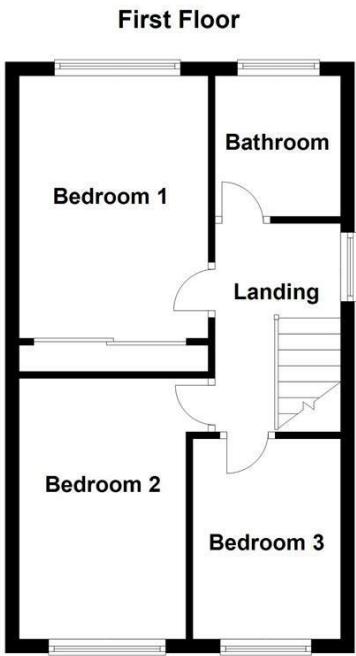
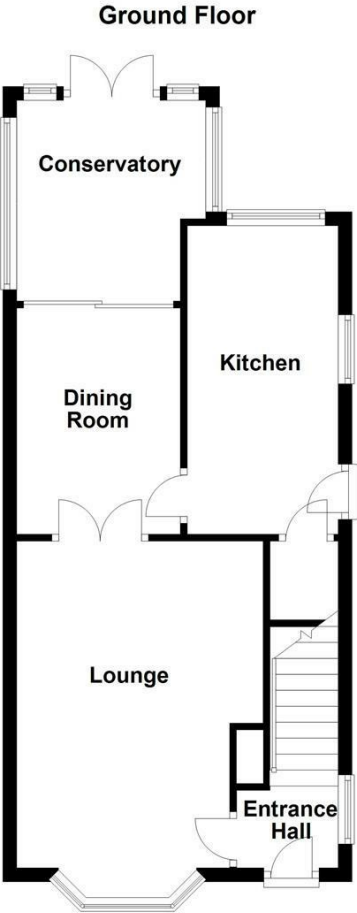
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
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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.



**4 Stoneleigh Grove, Ossett, WF5 8QN**  
**For Sale Freehold £278,950**

Well appointed throughout is this attractive three bedroom detached family home benefiting from double glazing and gas central heating.

The accommodation fully comprises entrance hall, lounge, separate dining room, modern kitchen, conservatory, first floor landing, three well proportioned bedroom and a modern bathroom/w.c. Outside, there is a block paved low maintenance garden to the front with plants and shrubs bordering. Gated access to a block paved driveway with car port over providing ample parking and leading to a detached garage. An attractive low maintenance flagged, AstroTurf and decked garden.

Nestled in a sought-after area of Ossett, this property enjoys convenient access to local amenities such as shops and reputable schools. Nearby bus routes facilitate easy transportation, while the twice-weekly town centre market adds to the area's vibrancy. Additionally, the property offers excellent connectivity to the motorway network.

An ideal home for the growing family and deserves an early viewing to fully appreciate the accommodation on offer.





## ACCOMMODATION

### ENTRANCE HALL

UPVC entrance door, radiator, UPVC double glazed window to the side, doors to the locks and the lounge, stairs to the first floor landing.

### LOUNGE

15'6" x 12'0" max x 10'5" min [4.74m x 3.66m max x 3.19m min]  
Coving to the ceiling, radiator, UPVC double glazed window to the front, electric fire with full Limestone fire surround. French doors into the separate dining room.



### DINING ROOM

7'10" x 11'3" max [2.39m x 3.44m max ]

Radiator, laminate flooring, coving to the ceiling, door to

the kitchen, double glazed aluminium framed sliding doors into the conservatory.

### CONSERVATORY

9'4" x 9'9" max x 7'8" min [2.86m x 2.98m max x 2.34m min]  
UPVC double glazed French doors to the rear, laminate flooring.



### KITCHEN

14'6" x 6'9" [4.44m x 2.07m]

Modern fitted kitchen with matching work surface over incorporating 1 1/2 sink and drainer with mixer tap, drawers, integrated Stoves double oven and grill, Stoves four ring gas hob with pull out filter hood, UPVC double glazed window to the rear and side, UPVC door to the

side, Herringbone wood effect flooring, radiator, door to understairs cloaks storage, plumbing for washing machine, space for fridge freezer, 1 1/2 sink and drainer, display cabinets.



### FIRST FLOOR LANDING

Loft access, UPVC double glazed window to the side, airing cupboard, doors to three bedrooms and bathroom/w.c.

### BEDROOM ONE

8'8" x 11'4" to wardrobes [2.65m x 3.47m to wardrobes]

UPVC double glazed window to the rear, radiator, built in wardrobes with sliding mirrored doors to one wall.

### BEDROOM TWO

7'4" x 12'9" plus walk in area [2.25m x 3.90m plus walk in area]

UPVC double glazed window to the front, radiator.

### BEDROOM THREE

9'7" x 7'2" [2.93m x 2.20m]

UPVC double glazed window to the front, radiator.

### HOUSE BATHROOM/W.C.

5'10" x 6'6" [1.80m x 2m]

Low flush w.c. with concealed cistern, wash basin with vanity cupboard, panelled bath with mixer shower and rain water shower head with separate attachment, fully tiled walls, tiled effect floor, UPVC double glazed frosted window to the rear and heated chrome towel radiator.



### OUTSIDE

To the front there is gated access to a block paved driveway, which provides off road parking with car port over leading to a concrete sectional detached garage with up and over door. Low maintenance block paved front garden with plants and shrubs bordering. Timber frame shed and a low maintenance AstroTurf garden with timber decking and stone flagged patio area ideal for entertaining purposes.



### COUNCIL TAX BAND

The council tax band for this property is C.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### 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.