



WAKEFIELD
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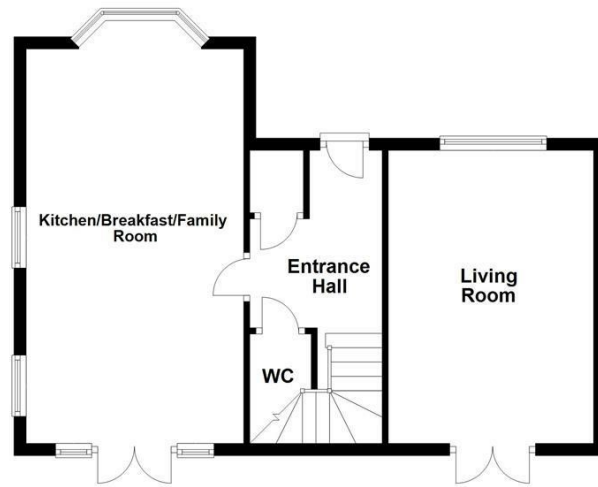
OSSETT
01924 266 555

HORBURY
01924 260 022

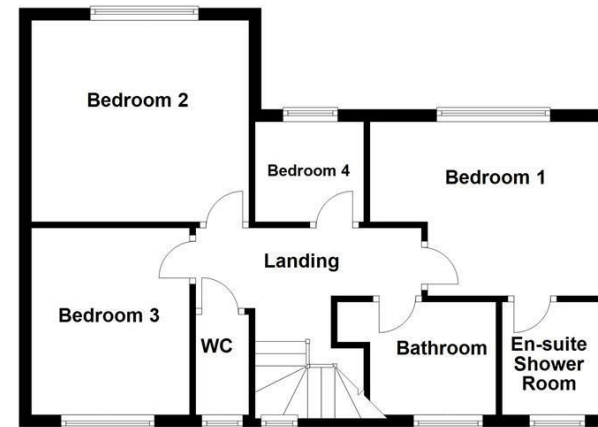
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor



39 Kingsway, Ossett, WF5 8DE

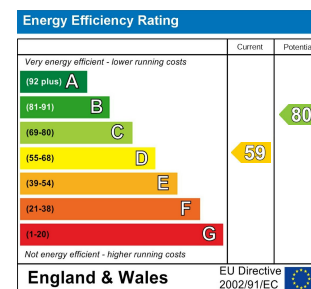
For Sale Freehold Offers Over £450,000

Having undergone a complete comprehensive renovation programme is this stunning and superbly appointed four bedroom detached house situated in this prime part of Ossett. Benefiting from UPVC double glazing and gas central heating.

The accommodation fully comprises entrance hallway, downstairs w.c., living room, contemporary open plan breakfast kitchen/family room, first floor landing, four bedrooms, three of which are doubles and the main bedroom with en suite shower room in addition to the contemporary house bathroom and separate w.c. Lawned garden to the front, driveway to the side providing off road parking, whilst to the rear there is a good size attractive lawned garden incorporating timber decked and Indian stone terrace patio areas ideal for entertaining purposes.

Located in this sought after part of Ossett the property is well placed to local amenities including shops and good schools, local bus routes are nearby, Ossett town centre has a twice weekly market and there is good access to the motorway network.

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



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.

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

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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.

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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.

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ACCOMMODATION

ENTRANCE HALL

Composite entrance door, Amtico flooring, radiator, stairs to the first floor landing, solid wood doors to the open plan breakfast kitchen/family room, living room, storage cupboard and downstairs w.c.



STORAGE CUPBOARD

Frosted window to the front, plumbing for washing machine and space for condensing dryer.

DOWNSTAIRS W.C.

Low flush w.c., wash basin over vanity unit, radiator, Amtico flooring.

LIVING ROOM

12'10" x 15'10" [3.92 x 4.83]

Imitation feature fire with steel fire surround and granite hearth. UPVC double glazed windows to the front and side, French doors to the rear. Radiator.



OPEN PLAN BREAKFAST KITCHEN/FAMILY ROOM

23'8" x 11'9" [7.22 x 3.59]

UPVC double glazed bay window to the front. Contemporary range of solid wood soft close wall and base units with feature quartz worktops over and quartz splashback, 1 1/2 stainless steel Rangemaster sink and quartz drainer with mixer tap, Neff combi microwave, Neff warming plate, Neff tilt and slide oven and grill, space for American style fridge freezer, integrated dishwasher, integrated wine cooler, Amtico flooring, LED lighting and skirting, UPVC double glazed window to the side, circular stained and leaded feature window to the side, Neff four ring electric hob with quartz splashback and Neff stainless steel filter hood above. Plumbing for washing machine and space for dryer. UPVC double glazed French doors to the rear with window to either side and integrated blinds.



FIRST FLOOR LANDING

Radiator, loft access via drop down ladder, doors to w.c., house bathroom and four bedrooms.

BEDROOM ONE

9'1" x 12'10" [2.78 x 3.90]

UPVC double glazed window to the front, radiator, fitted double wardrobe with sliding mirrored doors, door to the contemporary en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

6'2" x 6'5" [1.89 x 1.95]

Low flush w.c., wash basin over vanity units, walk in tiled shower with mixer shower and flush fitting rainwater head, spotlights to the ceiling, part tiled walls, heated chrome towel radiator, UPVC double glazed frosted window to the rear with integrated blind. Luxury vinyl tiled floor.



BEDROOM TWO

10'8" x 11'11" [3.26 x 3.63]

UPVC double glazed window to the front, radiator.



BEDROOM THREE

8'9" x 9'11" [2.67 x 3.01]

Radiator and UPVC double glazed window to the rear.

BEDROOM FOUR

6'11" x 5'7" [2.11 x 1.69]

Radiator, UPVC double glazed window to the front.

SEPARATE W.C.

Low flush w.c., luxury vinyl tiled floor, radiator, UPVC double glazed window to the rear, wash basin over vanity unit.

HOUSE BATHROOM

6'2" x 6'9" plus 2'2" x 3'5" [1.87 x 2.07 plus 0.65 x 1.04]

Panelled bath, corner shower cubicle with mixer shower and a shower attachment, tiled walls, UPVC double glazed frosted window to the rear with integrated blinds, recess ceiling spotlights, heated chrome towel radiator, wash basin over vanity drawers and electrically operated mirror.

OUTSIDE

To the rear there is an attractive lawned garden incorporating Indian stone terrace patio plus additional decked patio ideal for entertaining purposes. Lawned garden to the front and driveway to the side providing off road parking.



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.