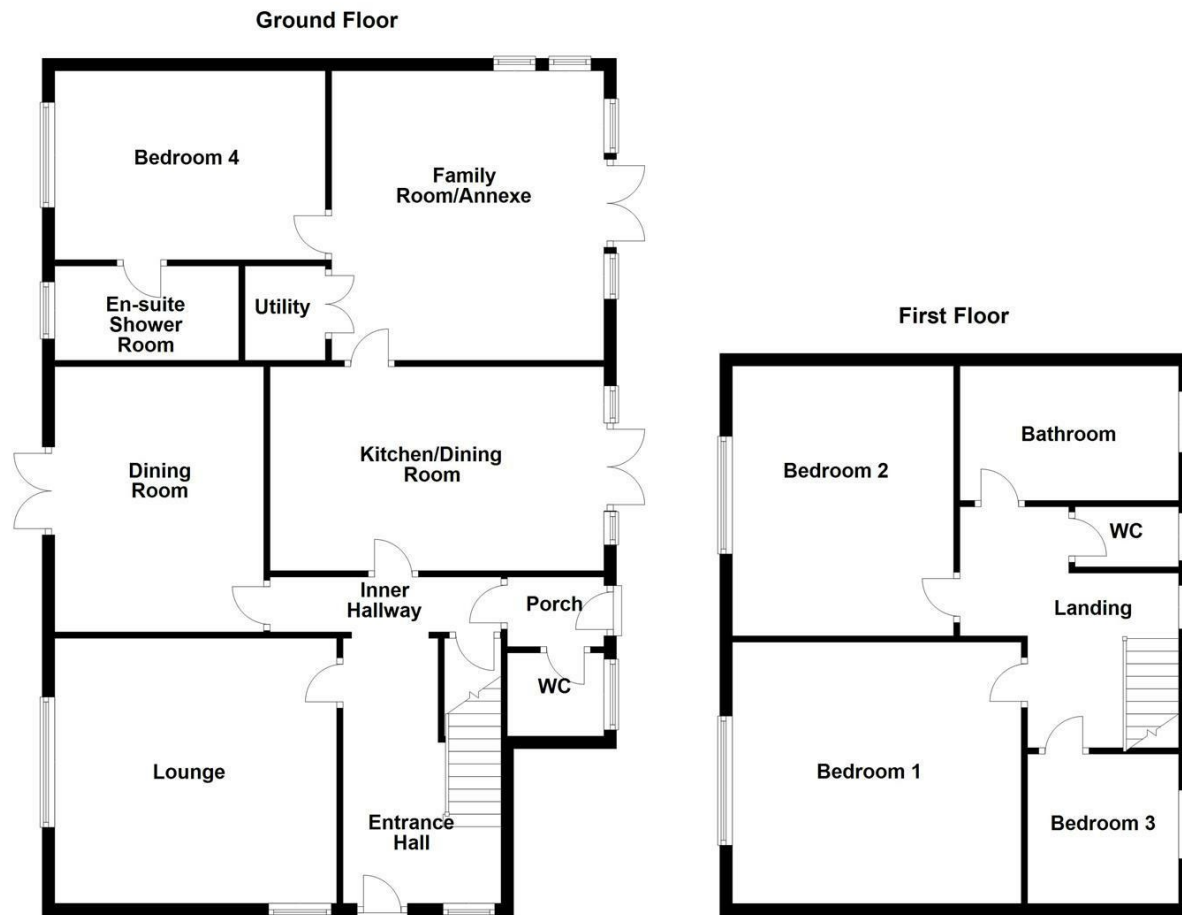




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## Wheat Croft Fearnley Drive, Ossett, WF5 9EU

For Sale Freehold £560,000

A superbly appointed and impressive 1930s detached period home offering spacious and versatile accommodation throughout with the added benefit of a wrap-around extension incorporating annex accommodation. Set back from the main roadside within a generous sized plot and enjoying a good degree of privacy.

The accommodation fully comprises of entrance hall with original balustrade staircase to the first floor landing, lounge, inner hallway leading to formal separate dining room, modern fitted kitchen/dining room, rear porch, downstairs w.c., family room/annex with door to double bedroom and contemporary en suite shower room and utility. The first floor landing leads to three bedrooms (two of which are large doubles) and modern house bathroom with separate w.c. Outside, lawned garden to the front, access to the side which provides ample off street parking to the side and rear leading to large double detached garage with electric roller door. In addition, to the rear is a large lawned garden area with plants, trees and shrubs bordering incorporating stone flagged terrace patio area.

Situated in a prime part of Ossett, the property is well placed to local amenities including shops and good schools with Ossett benefiting from a twice weekly market. Main bus routes are nearby running to and from Wakefield city centre and there is good access to the motorway network for those looking to travel further afield.

Truly a fantastic family home with a charming character throughout and offering further potential to extend, subject to consent. This individual property truly deserves an early appraisal to fully reveal the accommodation on offer.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### 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

Composite entrance door, original balustrade staircase to the first floor landing, dado rail, UPVC double glazed window to the side, radiator, solid wood flooring and archway into further hallway area. Door to the lounge.

### INNER HALLWAY

Doors to the dining room, kitchen/dining room, understairs storage and rear porch. Solid wood flooring.

### PORCH

Rear entrance door and door to the downstairs w.c. Solid wood flooring.

### LOUNGE

14'0" x 15'0" [4.27m x 4.58m]  
Gas fire with attractive modern fire surround, UPVC double glazed windows to the front and side. Radiator, deep coving to the ceiling, deep skirting and dado rail. Wood panelling to one side of the wall and spotlights to the ceiling.



### W.C.

Loft access, the boiler is housed here, low flush w.c., wash basin with vanity cupboards, UPVC double glazed frosted window to the rear, tiled splash back and solid wood flooring.

### DINING ROOM

14'0" x 11'11" [4.28m x 3.65m]

Gas fire with granite back, hearth and limestone surround. Deep coving to the ceiling, deep skirting, dado rail, radiator and UPVC double glazed French doors to the front. Solid wood flooring.



### KITCHEN/DINING ROOM

16'9" x 10'9" [5.11m x 3.30m]

Range of contemporary wall and base units with feature granite work surface over and granite upstands incorporating 1 1/2 stainless steel sink, space for a Range cooker with Rangemaster cooker hood above. Display cabinets, recess LED spotlights, solid wood flooring, integrated fridge, radiator, UPVC double glazed French doors with windows either side to the rear. Door into the family room.



### FAMILY ROOM/ANNEX

14'6" x 13'10" [4.42m x 4.23m]

UPVC double glazed French doors with windows either side to the rear with a further two windows to the side elevation. Radiator and further portrait radiator. Solid wood flooring, wall and base units with work surface over incorporating stainless steel sink and drainer and double doors to the utility area. Door to bedroom.

### UTILITY

Work surface over, space for fridge and plumbing for a washing machine. Tiled floor and loft access.

### BEDROOM FOUR

9'4" x 13'1" [2.86m x 4.0m]

Fitted double wardrobe with sliding mirror doors, UPVC double glazed window to the front, radiator, solid wood flooring and door to en suite shower room.

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

8'10" x 4'6" [2.71m x 1.39m]

Low flush w.c., wash basin with vanity drawers, tiled splash back, walk in double shower with electric shower, fully tiled floor, heated towel radiator, recess LED spotlights and UPVC double glazed frosted window to the front.

### FIRST FLOOR LANDIING

Radiator, loft access, picture rail, UPVC double glazed window to the rear and doors to three bedrooms, bathroom and separate w.c.

### BEDROOM ONE

15'0" x 14'0" [4.58m x 4.27m]

Quality fitted wardrobes to two sides of the wall, picture rail, UPVC double glazed window to the front and radiator.



### BEDROOM TWO

12'11" x 11'11" [3.95m x 3.65m]

UPVC double glazed window to the front, radiator and picture rail.

### BEDROOM THREE

8'0" (max) x 5'8" (min) x 7'11" [2.45m (max) x 1.75m (min) x 2.42m]

UPVC double glazed window to the rear and radiator.

### W.C.

Low flush w.c., UPVC double glazed frosted window to the rear, radiator and fully tiled floor.

### BATHROOM

10'11" x 7'5" [3.35m x 2.28m]

Larger than average panelled bath with mixer taps, shower cubicle with flush fitting rain water head with mixer shower and wash basin with work surface over drawers and fitted cupboard either side. Fully tiled floor, two heated chrome towel radiators, UPVC double glazed frosted window to the rear and recess ceiling spotlights.



### OUTSIDE

To the front is a lawned garden with plants, trees and shrubs bordering incorporating stone terrace patio and driveway providing ample off street parking to the side and rear for several vehicles, motorhome or caravan, leading to large detached double garage with electric roller door. To the rear is a sizable lawned garden with plants, trees and shrubs bordering incorporating stone flagged terrace patio areas, ideal for entertaining purposes and enjoying a good degree of privacy.



### GARAGE

20'4" x 18'1" [6.20m x 5.53m]

Electric roller door to the front, storage above, double glazed timber framed window to the side, light and power.

### 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.

### 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.