



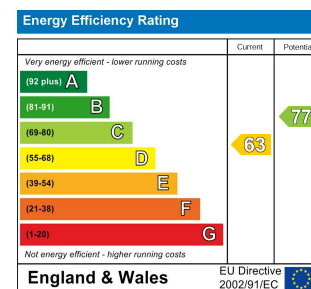
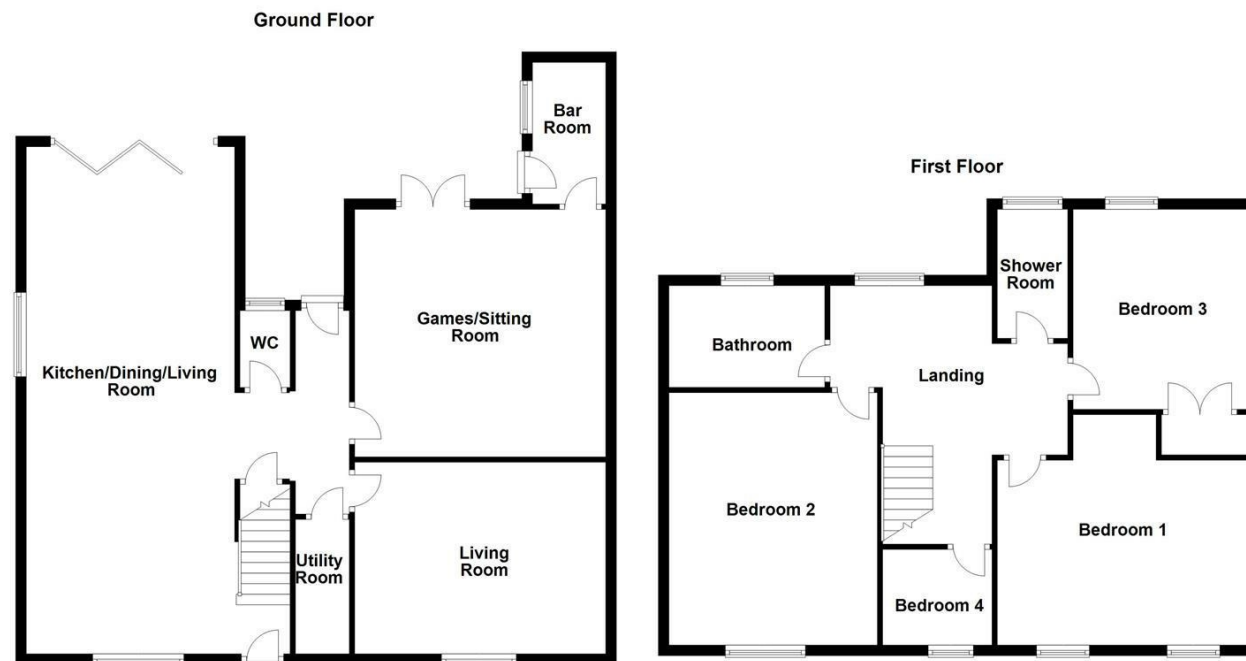
WAKEFIELD
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OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
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PONTEFRACT & CASTLEFORD
01977 798 844



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

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.



23-25 Rycroft Street, Ossett, WF5 9EJ
For Sale Freehold Asking Price £440,000

Having being renovated throughout by the current owner is this deceptively spacious and substantial four bedroom executive detached home benefiting UPVC double glazing and underfloor heating throughout the entire property.

The property briefly comprises of stunning open plan kitchen/dining/living room, complete with aluminium bi-folding door to the rear and opening up into the inner hallway which in turn leads to the downstairs w.c., utility room, living room and games/sitting room with bar room off. A solid oak glass balustrade staircase leads to the first floor landing which leads to four bedrooms, three of which are large doubles, contemporary house bathroom/w.c. and separate modern shower room. Outside to the front, immediately is a small buffer garden with gated access leading to the driveway at the side and detached garage. To the rear, a lawned garden incorporating Indian stone terrace patio areas, one of which has glass balustrade surrounding.

Situated in a popular part of Ossett, the property is well placed to local amenities including shops and good schools, with local bus routes nearby and Ossetts twice weekly market.

Simply a stunning period home, unique in its design where only a full internal appraisal will fully reveal the quality of the accommodation on offer.



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ACCOMMODATION

KITCHEN/DINING/LIVING ROOM

16'4" (max) x 12'10" (min) x 3'38" (4.99m (max) x 3.93m (min) x 10.27m)
 Range of quality fitted solid wooden soft close wall and base units with feature quartz work surface over incorporating twin Belfast sink and quartz drainer, integrated wine cooler, integrated dishwasher, space for an American style fridge freezer, space for a Range cooker, engineered solid oak flooring throughout with underfloor heating, breakfast island bar with solid wooden block work surface over the base unit and drawers. UPVC double glazed window to the front and aluminium double glazed window to the side. LED ceiling spotlights, aluminium double glazed bi-folding doors to the rear, LED skirting, solid oak staircase leading to the first floor landing and door to understairs storage leading to the cellar. Opens up into inner hallway.



INNER HALLWAY

Composite door to the rear, engineered solid oak flooring with underfloor heating and door to w.c. and games/sitting room, living room and utility.

W.C.

Low flush w.c., wash basin, UPVC double glazed frosted window to the rear, underfloor heating and recess LED ceiling spotlights.

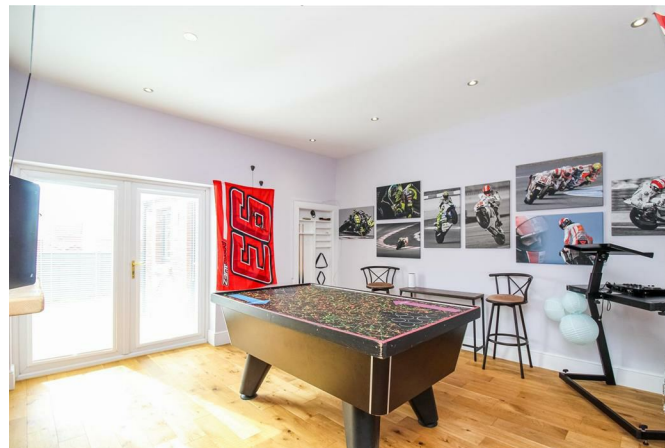
LIVING ROOM

15'5" x 12'0" (4.72m x 3.66m)
 Feature multi fuel burner with Indian stone hearth, UPVC double glazed window to the front and engineered solid oak flooring with underfloor heating.



GAMES/SITTING ROOM

15'5" x 15'5" (4.72m x 4.72m)
 Engineered solid oak flooring with underfloor heating, UPVC double glazed French doors to the rear, recess LED ceiling spotlights, space for feature fire with chimney breast and stone hearth. Secret door opening into the bar and trap door into cellar space.



BAR

11'8" x 5'8" (3.56m x 1.73m)
 Solid wood block work surface over, space for a fridge and UPVC double glazed window and door to the side. Engineered solid oak flooring with underfloor heating.



FIRST FLOOR LANDING

Aluminium double glazed window to the rear, engineered solid oak flooring with underfloor heating, loft access and doors to four bedrooms, shower room and bathroom.

BEDROOM ONE

12'0" (min) x 15'5" (max) x 15'6" (3.68m (min) x 4.70m (max) x 4.73m)
 UPVC double glazed windows to the front, loft access and underfloor heating.



BEDROOM TWO

15'6" x 13'1" (4.73m x 4.01m)
 UPVC double glazed window to the front and underfloor heating.



BEDROOM THREE

10'10" x 12'4" (3.32m x 3.76m)
 UPVC double glazed window to the rear, underfloor heating and built in wardrobe space.

BEDROOM FOUR

7'11" x 8'2" (2.43m x 2.50m)
 UPVC double glazed window to the front and underfloor heating.

SHOWER ROOM

7'6" x 2'11" (min) x 4'2" (max) (2.30m x 0.91m (min) x 1.28m (max))
 Walk in shower with mixer shower and separate attachment, vanity wash basin, fully tiled walls and floor with underfloor heating. UPVC double glazed frosted window to the rear and recess LED ceiling spotlights.

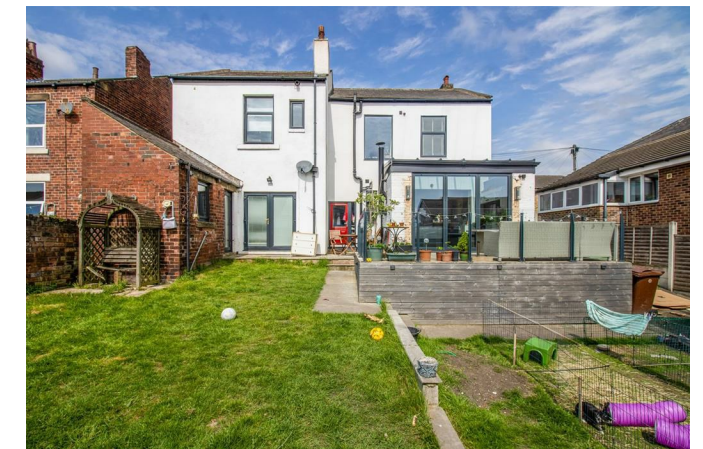
BATHROOM/W.C.

9'10" x 6'5" (3.0m x 1.98m)
 Underfloor heating, walk in double shower with mixer shower and separate attachment. Part tiled walls, fully tiled floor, low flush w.c., vanity wash hand basin, UPVC double glazed window to the rear and panelled bath.



OUTSIDE

Indian stone terrace patio off the kitchen with glass balustrade and further Indian stone terrace patio within the rear garden. Lawned garden with driveway to the side with gated access and concrete sectional detached garage. On street parking is available.



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.