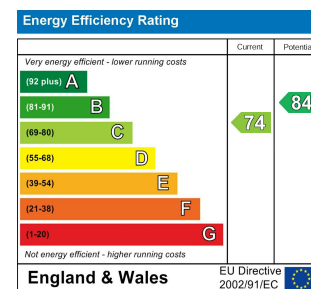
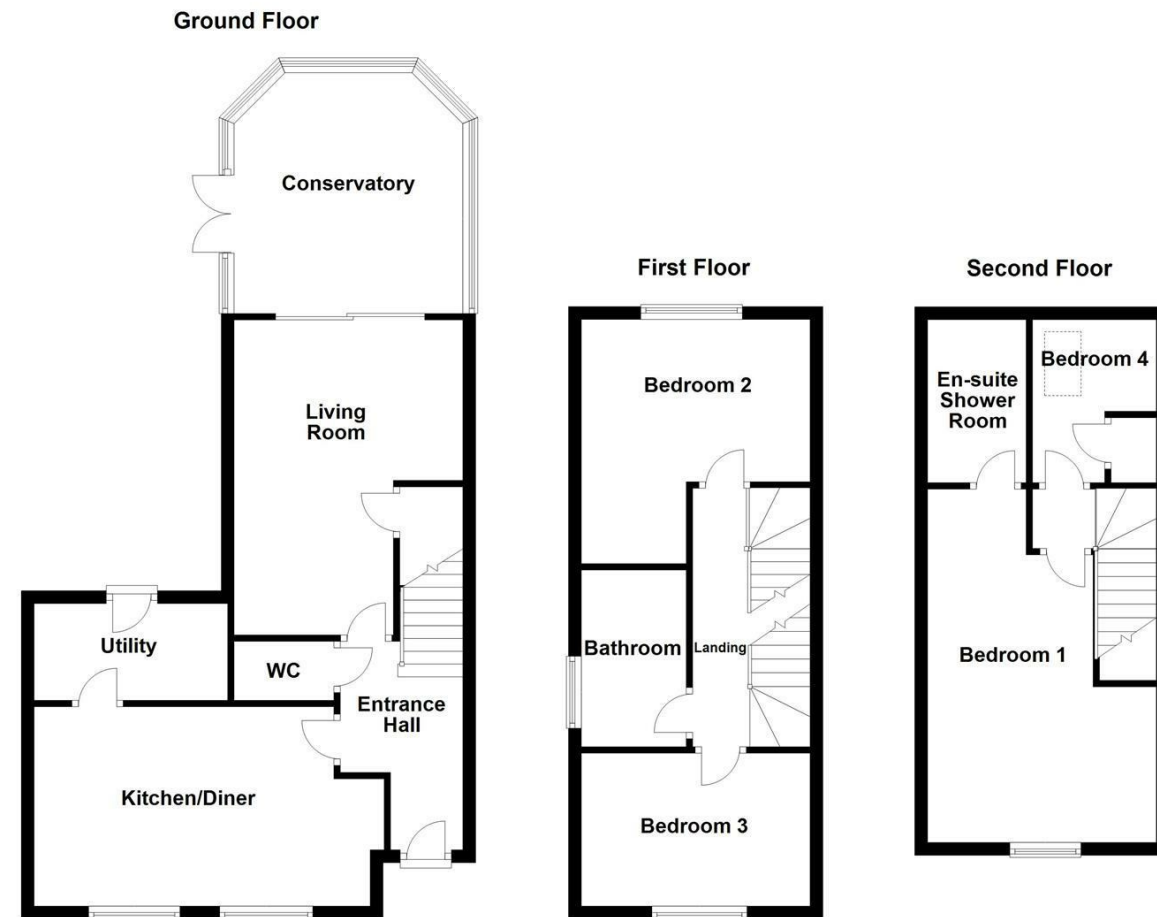




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



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.



24 Moorcroft, Ossett, WF5 9JL
For Sale Leasehold £259,950

Situated on a modern development is this superb four bedroom end town house with accommodation spanning over three floors and benefitting from modern fitted kitchen/diner, off road parking and attractive enclosed rear garden.

The property briefly comprises of the entrance hall, downstairs w.c., kitchen/diner with utility room off, living room and conservatory. The first floor landing leads to two bedrooms and the house bathroom/w.c A further set of stairs lead to the second floor which provides access to two further bedrooms [bedroom one boasting en suite shower room/w.c.]. Outside to the front is a lawned garden and tarmac driveway providing off road parking. To the rear is a lawned garden incorporating paved and decked patio areas, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

Situated close to Ossett town centre the property is ideally located for all local shops and amenities including Ossetts twice weekly market. The motorway network is only a short distance away, perfect for those commuting further afield for work.

Done to a superb standard and ready to move into, a viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

Stairs to the first floor landing, central heating radiator, coving to the ceiling and doors leading to the kitchen/diner, downstairs w.c. and living room.

W.C.

3'0" x 5'1" (0.92m x 1.55m)

Central heating radiator, extractor fan, low flush w.c. and wall mounted wash basin with tiled splash back.

LIVING ROOM

16'1" x 12'1" (max) x 8'5" (min) (4.91m x 3.69m (max) x 2.59m (min))

Access to understairs storage, set of sliding UPVC double glazed doors to the conservatory and two central heating radiators.



CONSERVATORY

12'6" x 11'3" (max) x 4'9" (min) (3.83m x 3.45m (max) x 1.47m (min))

Surrounded by UPVC double glazed windows and set of UPVC double glazed French doors to the garden. Electric storage heater.



KITCHEN/DINER

10'2" x 17'10" (max) x 15'6" (min) (3.11m x 5.46m (max) x 4.74m (min))

Range of modern wall and base units with quartz work surface over, 1 1/2 inset stainless steel and drainer, integrated oven, integrated four ring induction hob with extractor hood and partial granite splash back. Integrated dishwasher, breakfast bar with quartz work surface over, UPVC double glazed windows to the front, central heating radiator, spotlights to the ceiling and door to the utility room.

UTILITY

9'0" x 4'11" (2.75m x 1.52m)

Range of modern wall and base units with partial laminate work surface over, space and plumbing for a washing machine, tumble dryer and American style fridge/freezer, frosted door to the rear garden and spotlights to the ceiling.

FIRST FLOOR LANDING

Central heating radiator, stairs to the second floor landing and access to two bedrooms and the house bathroom.

BEDROOM TWO

12'0" x 11'5" (max) x 8'1" (min) (3.66m x 3.5m (max) x 2.48m (min))

Central heating radiator and UPVC double glazed window to the rear.



BEDROOM THREE

11'11" x 7'10" (3.64m x 2.4m)

UPVC double glazed window to the front, central heating radiator, fitted wardrobes and dressing table.

BATHROOM/W.C.

6'9" x 5'5" (2.06m x 1.66m)

UPVC double glazed frosted window to the side, low flush w.c., pedestal wash basin, panelled bath with mixer tap and shower head attachment. Extractor fan, partial tiled walls and central heating radiator.



SECOND FLOOR LANDING

Access to two further bedrooms and central heating radiator.

BEDROOM ONE

12'1" x 18'4" (max) x 7'11" (min) (3.69m x 5.6m (max) x 2.43m (min))

Loft access, door to en suite shower room, central heating radiator, UPVC double glazed window to the front and fitted wardrobes and dressing unit.



EN SUITE SHOWER ROOM/W.C.

8'0" x 5'4" (2.46m x 1.64m)

Chrome ladder style radiator, low flush w.c., ceramic wash basin built into laminate unit with mixer tap and LED mirror. Shower cubicle with over head shower head and glass shower screen. Spotlights to the ceiling.

BEDROOM FOUR

8'0" x 6'4" (max) x 3'10" (min) (2.46m x 1.95m (max) x 1.19m (min))

Access to a storage cupboard and velux skylight.

OUTSIDE

To the front of the property is a tarmac driveway providing off road parking and a lawned garden with slate border and paved pathway to the front door. To the rear there is a garden laid to lawn with planted features and mature shrubs, paved and large decked patio area (5m x 3m), perfect for outdoor dining and entertaining, fully enclosed by timber fencing.



LEASEHOLD

The ground rent is £60.00 (pa). The remaining term of the lease is 978 years (2024). A copy of the lease is held on our file at the Ossett office.

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.