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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.



**WAKEFIELD** | **OSSETT** | **HORBURY**  
**01924 291 294** | **01924 266 555** | **01924 260 022**

**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
**01924 899 870** | **01977 798 844**



**9 Sowood Grange, Ossett, WF5 0TL**  
**For Sale Freehold Guide Price £435,000**

Nestled in a cul-de-sac location is this well presented four bedroom detached family home benefitting from extended open plan living/dining/kitchen, three bathrooms, driveway parking and attractive rear garden.

The property briefly comprises of the entrance porch, open plan living/dining/kitchen, side lobby and utility room [converted garage] which could be used for a variety of purposes with access to the downstairs w.c. The first floor landing leads to four bedrooms [with bedroom one and two boasting en suite facilities] and the house bathroom/w.c. Externally to the front is driveway parking providing off street parking for two/three vehicles with lawns either side. To the rear is a decked seating area and lawn with bush and shrubbery borders.

The property is ideally located for all local shops and amenities that Ossett has to offer including its twice weekly market and local schools. The motorway network is only a short drive away, perfect for those looking to travel further afield.

Done to a high standard and ready to move into, this property would make a superb family home and a viewing is highly recommended.



## ACCOMMODATION

### ENTRANCE PORCH

5'3" x 6'3" [1.61m x 1.93m]

UPVC double glazed front entrance door, wood flooring, UPVC double glazed window to the side and door leading into the open plan living/dining/kitchen.

### LIVING/DINING/KITCHEN

36'5" x 25'11" (max) x 17'4" (min) [11.12m x 7.9m (max) x 5.3m (min)]

Bespoke kitchen with a range of contemporary soft close wall and base units with corian work surface over and matching breakfast bar, corian sink and drainer unit, integrated oven and grill with warming plate, integrated steam oven, gas and electric hobs, integrated fridge/freezer and integrated dishwasher. Slate tiled floor and door into the side lobby. Spacious open plan room with plenty of natural light provided by a UPVC double glazed window to the front, four double glazed velux style windows to the rear, French doors and feature bi-folding doors leading out to the rear garden. Inset spotlights to the ceiling, wood flooring, five central heating radiators, inset projector screen and gas fire on a marble hearth and surround. Staircase to the first floor landing.



### SIDE LOBBY

Wood flooring, plumbing for a washing machine, UPVC double glazed window to the side elevation. Doors to the downstairs w.c. and utility room.

### W.C.

Low flush w.c., pedestal wash hand basin and chrome towel radiator.

### UTILITY ROOM

16'1" x 7'5" [4.92m x 2.28m]

Could be used for a variety of uses, previously used a garage with up and over door. Power and light. Base unit with work surface over with space for a fridge/freezer.

### FIRST FLOOR LANDING

Doors to four bedrooms and the house bathroom. Loft access.

### BEDROOM ONE

13'5" x 12'0" [4.11m x 3.68m]

UPVC double glazed window to the front elevation, wood flooring, central heating radiator and bespoke fitted wardrobes. Door to the en suite shower room.



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

5'10" x 4'3" [1.79m x 1.32m]

UPVC double glazed frosted window to the front elevation. Three piece suite comprising pedestal wash basin, low flush w.c. and shower cubicle with mixer tap. Partially tiled walls, wood flooring, spotlights to the ceiling and central heating radiator.



### BEDROOM TWO

11'6" x 10'1" [3.53m x 3.08m]

UPVC double glazed window to the front elevation, central heating radiator and door to the en suite shower room.



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

6'1" x 5'1" [1.87m x 1.56m]

Three piece suite comprising pedestal wash basin, low flush w.c. and shower cubicle with mixer tap. Partially tiled walls, UPVC double glazed frosted window to the side elevation, shaver socket point and spotlights to the ceiling.

### BEDROOM THREE

9'1" x 12'5" (max) [2.77m x 3.80m (max)]

UPVC double glazed window to the rear elevation and central heating radiator.

### BEDROOM FOUR

10'2" x 9'4" [3.11m x 2.87m]

UPVC double glazed window to the rear elevation and central heating radiator. Currently used as an office.

### BATHROOM/W.C.

6'1" x 5'11" [1.87m x 1.81m]

UPVC double glazed frosted window to the rear elevation. Three piece suite comprising panelled bath with shower attachment, pedestal wash basin and low flush w.c. Central heating radiator and spotlights to the ceiling.



### OUTSIDE

To the front is a driveway providing off street parking for two/three vehicles with lawn either side. To the rear is a low maintenance timber decked patio seating area and lawn with bush and shrubbery border surrounding with access down both sides to the front of the property.



### 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.