



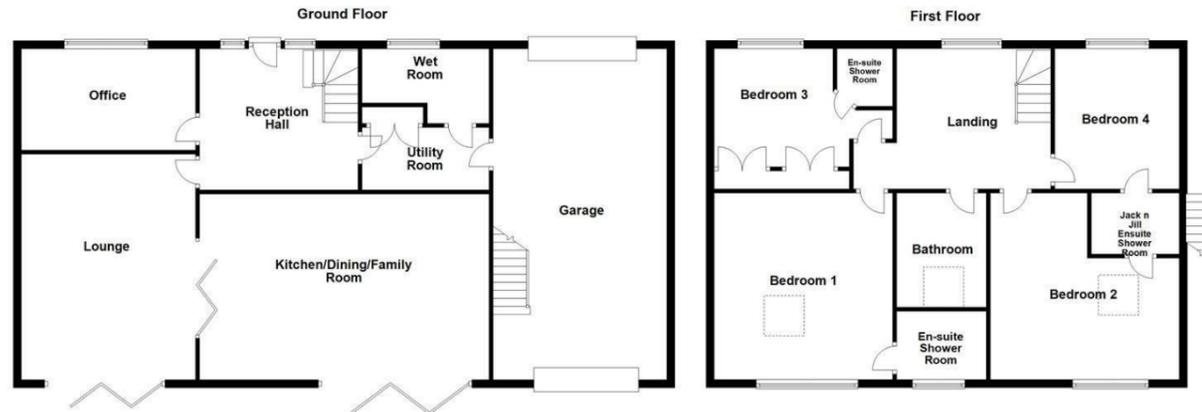
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## 20A Roundwood Road, Ossett, WF5 0HZ

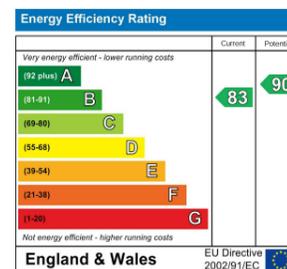
For Sale Freehold £650,000

Individually built to a high specification and offering substantial floor space throughout is this attractive and well appointed four bedroom executive detached family home enjoying a tucked away position.

The property fully comprises of the reception hallway leading to stunning open plan kitchen/dining/family room, lounge, office, utility room, downstairs wet room/w.c. and integral garage. Stairs to the first floor lead to four well proportioned bedrooms with bedroom one and three boasting en suite shower rooms with bedroom two and four with jack and jill en suite shower room/w.c. In addition is a four piece suite house shower room/w.c. Outside to the front is a beautifully landscaped artificial lawned garden with gated access providing of street parking leading to the integral garage. In addition the access to the gate is set back from the main roadside off Teall Street and the access road provides off street parking. To the rear of the property is a block paved driveway which leads from Roundwood Round leading to the rear of the property and the integral garage which has more potential to create further living space above the garage subject to consent and provides ample off street parking and has an artificial lawned garden incorporating composite decked patio area.

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

Offered to the market with no onward chain, this property is simply a stunning family home which truly deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment .



### 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\*

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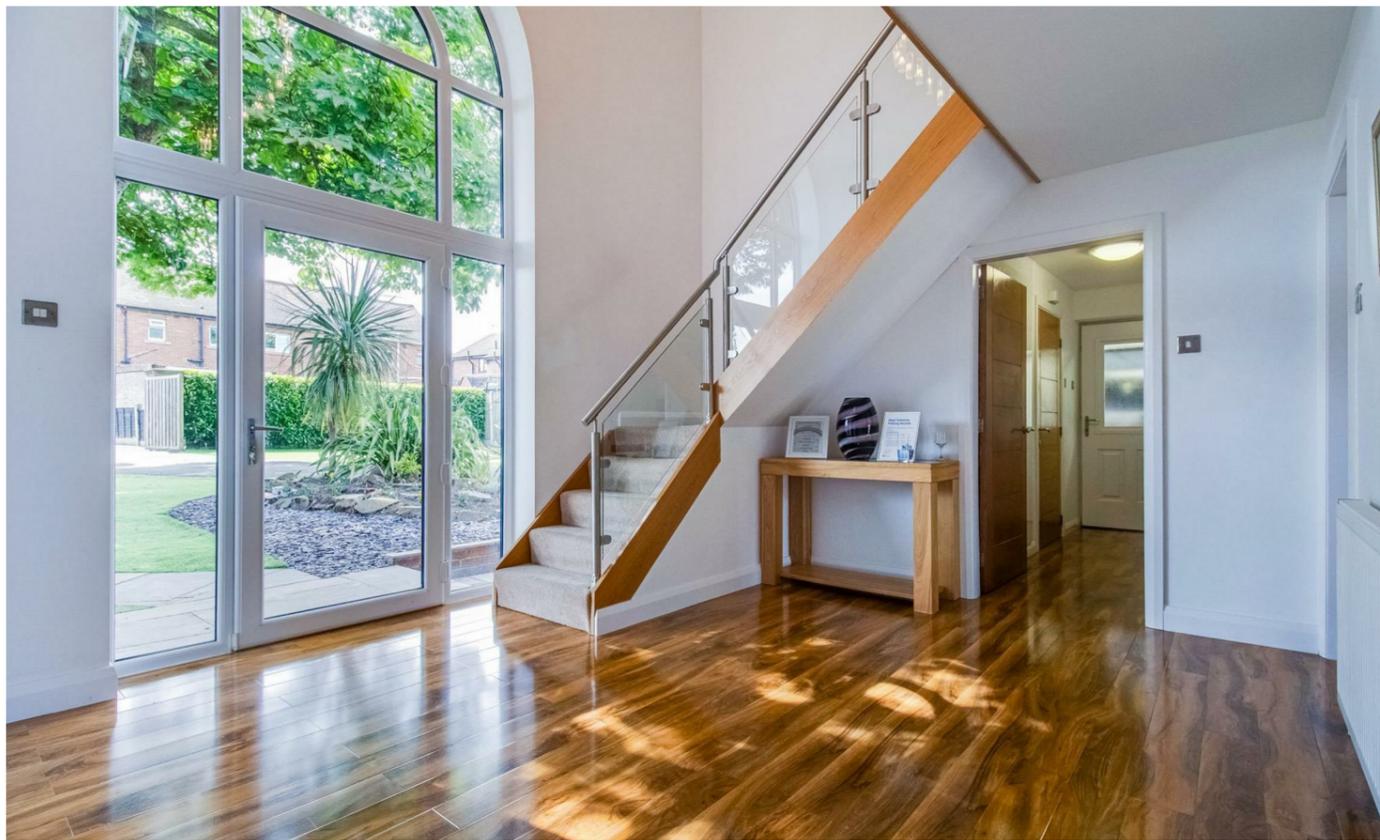
and Normanton office 01924 899870.

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

### RECEPTION HALL

UPVC entrance door with window panels either side and archway UPVC double glazed window above. Wood flooring, feature glass balustrade staircase to the first floor landing, radiator and doors to the office, lounge, utility room and kitchen.

### LOUNGE

14'2" x 18'10" [4.34m x 5.75m]

UPVC double glazed door and sliding doors to the rear, bi-folding doors into the kitchen, coving to the ceiling and contemporary portrait radiator.



### OFFICE

14'3" x 8'1" [4.35m x 2.48m]

UPVC double glazed window to the front and radiator.

### KITCHEN/DINING/FAMILY ROOM

23'7" x 15'4" [7.21m x 4.68m]

Range of modern fitted wall and base soft close units with feature corian work surface over incorporating 1 1/2 sink, contemporary island bar with corian work surface over, AEG self rising induction, four ring touch screen AEG electric induction hob, drawers down the base units, integrated floor to ceiling fridge and freezer. Integrated AEG dishwasher, integrated AEG combi microwave, integrated Whirlpool coffee machine, integrated AEG double oven and grill. UPVC door and bi-folding doors to the rear, recess ceiling spotlights, fully tiled floor with part underfloor heating, contemporary portrait radiator.



### UTILITY ROOM

11'0" x 4'11" [3.37m x 1.51m]

Range of wall and base units with work surface over incorporating stainless steel sink with mixer tap, plumbing for a washing machine, space for a condensing dryer, drawers down the base units, composite side entrance door into the garage and built in cupboard space. Door to the wet room.

### WET ROOM/W.C.

6'0" [max] x 4'4" [min] x 10'3" [1.84m [max] x 1.33m [min] x 3.14m]

Low flush w.c. with concealed cistern, wash basin with vanity cupboards, wall mounted mixer shower and separate shower attachment, UPVC double glazed frosted windows to the front, part glass tiled mosaic style tiled and part ceramic tiled walls, fully glass tiled floor and heated chrome towel radiator with further radiator.

### GARAGE

14'0" x 25'3" [4.27m x 7.71m]

Stairs leading to further storage space which could be utilised to create further accommodation, subject to consent.

### FIRST FLOOR LANDING

Glass balustrade to the galleried landing which leads to four bedrooms and the house bathroom.

### BEDROOM ONE

13'5" x 14'8" [4.09m x 4.49m]

Bespoke fitted bedroom furniture to two sides of the wall, UPVC double glazed window to the rear, radiator, TV point, timber framed double glazed velux window to the rear, recess ceiling spotlights and door to the en suite shower room.



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

4'9" x 7'3" [1.46m x 2.21m]

Low flush w.c. with concealed cistern, wash basin over vanity cupboards and corner shower cubicle with mixer shower and separate attachment with rainwater head. Fully tiled walls and floor, UPVC double glazed frosted window to the rear and heated chrome towel radiator.

### BEDROOM THREE

9'6" [max] x 14'4" [max] x 9'3" [min] [2.92m [max] x 4.37m [max] x 2.83m [min]]

UPVC double glazed window to the front, radiator, TV point, built in wardrobes to one side of the wall and door to the en suite shower room.

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

5'2" x 4'7" [1.60m x 1.41m]

Low flush w.c. with concealed cistern, wash basin over vanity cupboards and shower cubicle with mixer shower. Fully tiled walls and floor, recess ceiling spotlights and heated towel radiator.

### BATHROOM/W.C.

7'2" x 9'4" [2.20m x 2.86m]

Low flush w.c., contemporary freestanding bath with flush fitting mixer taps, contemporary drawers over base units and shower cubicle with mixer shower, cold body jets and thermostatic controls. Part tiled walls and fully tiled floor. Recess ceiling spotlights and timber framed double glazed velux window to the rear.



### BEDROOM TWO

14'8" [max] x 9'1" [min] x 16'1" [4.48m [max] x 2.79m [min] x 4.91m]

Modern fitted wardrobes to one side of the wall, fitted dressing table, loft access, radiator, TV point, timber framed double glazed velux window to the rear and UPVC double glazed window to the rear. Door to the jack and jill en suite shower room.

### JACK AND JILL EN SUITE/W.C.

5'1" x 7'4" [1.55m x 2.25m]

Low flush w.c. with concealed cistern, shower cubicle with mixer shower and separate attachment with rainwater head and wash basin with vanity cupboards. Heated chrome towel radiator, fully tiled walls and floor, recess ceiling spotlights and door to bedroom four.

### BEDROOM FOUR

11'7" x 10'4" [3.54m x 3.16m]

UPVC double glazed window to the front, radiator, TV point and contemporary fitted wardrobes to one side of the wall.

### OUTSIDE

To the front there is a tarmac driveway set back from Teall Street with gated access providing further off street parking leading to integral garage which has access points to the front and back with electric operated door to the front and rear. There is an attractive landscaped artificial lawned garden to the front and feature large detached outbuilding which could be used for a variety of purposes such as office, gym [currently being used as a games room]. To the rear is an artificial lawn incorporating composite decked patio area.



### GAMES ROOM

20'5" x 15'10" [6.24m x 4.85m]

French doors to the front with windows either side and windows to the side. Light and power.

### COUNCIL TAX BAND

The council tax band for this property is F.

### 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.