



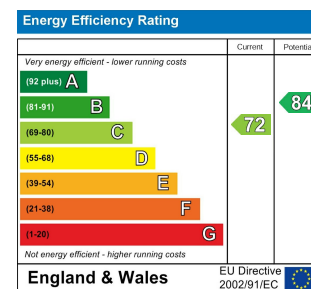
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#### IMPORTANT NOTE TO PURCHASERS

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.



## 20 Marlborough Street, Ossett, WF5 8JW

For Sale Freehold £385,000

A superb four bedroom family home offering deceptively spacious accommodation with two reception rooms, open plan breakfast kitchen, conservatory, converted basement, four piece house bathroom, a roof terrace and double garage with electric door.

The accommodation briefly comprises entrance hall, lounge, breakfast kitchen, rear porch with w.c. and reception room with multi fuel burning stove and conservatory off. The basement has been converted to a home bar for entertaining. To the first floor a spacious landing leads to four well-proportioned bedrooms and the four piece house bathroom. A drop down loft hatch/ladder leads to a converted loft space. Outside there are private and paved garden areas to rear with stairwell to the roof terrace, off street parking to the front leading to the double garage with electronically up and over door and small front garden.

Ossett plays host to a great range of amenities including shops and schools. For those wishing to travel further afield good access to the northern motorway network.

An early viewing comes highly recommended to appreciate the spacious accommodation on offer. All viewings are by prior appointment only.



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#### ACCOMMODATION

##### ENTRANCE HALL

15'8" x 4'1" (4.78m x 1.25m)

Composite entrance door, laminate floor, central heating radiator with radiator cover, dado rail, feature archway, ornate coving to the ceiling and double doors providing access into a built in cloakroom cupboard. Solid wooden doors with chrome handles to the kitchen/breakfast room and living room.

##### LIVING ROOM

14'7" x 12'5" (4.47m x 3.79m)

UPVC double glazed bow window overlooking the front aspect, laminate flooring, central heating radiator, ornate coving to the ceiling, picture rail and living flame effect gas fire on a marble hearth with marble matching interior and decorative surround.



##### KITCHEN/BREAKFAST ROOM

8'3" x 19'4" (2.53m x 5.90m)

Range of wall and base units with granite work surface over and tiled splash back above, stainless steel sink and drainer with swan neck mixer tap, plumbing and drainage for a washing machine, space and plumbing for a dishwasher, space for a Range cooker inset into the chimney breast with cooker hood above and tiled splash back behind. Built in wine rack, integrated fridge/freezer, inset spotlights to the ceiling, UPVC double glazed bow window to the rear aspect, display cabinets with glass

shelving, downlights built into the wall cupboards and fully tiled floor. White contemporary radiator and solid wooden doors to the rear porch and sitting room. Further solid wooden door providing access down to the bar on the lower ground floor.

##### BAR

12'3" x 11'11" (3.74m x 3.65m)

Full bar with built in taps and seating. Tiled floor, UPVC double glazed window to the front, central heating radiator and power and light.



##### REAR PORCH

Laminate flooring, UPVC double glazed door to the rear garden and solid wooden door to the downstairs w.c.

##### W.C.

Low flush w.c., wall hung wash basin with mixer tap and tiled splash back. UPVC double glazed frosted window overlooking the rear aspect and laminate flooring.

##### SITTING ROOM

11'5" x 19'10" (3.49m x 6.05m)

Multi fuel cast iron burner onto a marble hearth, ceiling rose, coving to the ceiling, UPVC double glazed window to the side aspect, two central heating radiators with radiator cover, laminate flooring and a set of sliding patio doors leading into the conservatory. Staircase leading to the first floor landing and door to the understairs storage cupboard.



##### CONSERVATORY

7'9" x 11'4" (2.38m x 3.46m)

Half brick built base with pitch sloping ceiling with UPVC cladding to the ceiling, power within, UPVC double glazed windows on three sides, central heating radiator and set of French doors to the rear garden.

##### FIRST FLOOR LANDING

UPVC double glazed window overlooking the side elevation with further frosted window overlooking the front elevation. Loft access, central heating radiator with radiator cover and solid wooden doors to four bedrooms and the house bathroom.

##### BEDROOM ONE

12'6" x 11'6" (3.82m x 3.52m)

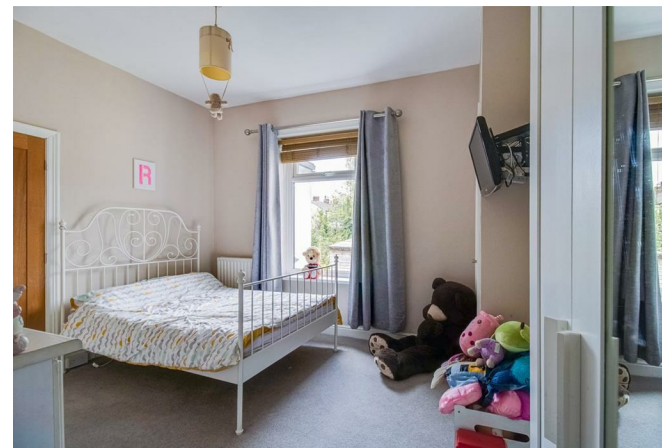
UPVC double glazed window overlooking the front elevation, white contemporary radiator, range of fitted wardrobes with bedside drawers and cabinets above. Inset spotlights to the ceiling, fitted dressing table with LED lighting.



##### BEDROOM TWO

12'11" (max) x 9'0" (min) x 11'6" (3.95m (max) x 2.75m (min) x 3.52m)

UPVC double glazed window overlooking the rear elevation, central heating radiator and door providing access into the boiler cupboard with fixed shelving within.



##### BEDROOM THREE

11'5" (max) 9'3" (min) x 14'4" (3.48m (max) 2.82m (min) x 4.39m)

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

##### BEDROOM FOUR

12'6" x 6'4" (3.82m x 1.94m)

UPVC double glazed window overlooking the front elevation and central heating radiator with radiator cover.

##### BATHROOM/W.C.

5'8" x 8'9" (1.73m x 2.68m)

Four piece suite comprising enclosed shower cubicle with electric shower, panelled bath with two taps, pedestal wash basin with two taps and low flush w.c. Fully tiled walls, central heating radiator, UPVC double glazed frosted windows overlooking the rear and side elevation.



##### OUTSIDE

To the front of the property is a concrete area with access to the double garage and cast iron gate providing access into a low maintenance buffer garden with solid brick walls. To the rear is a timber decked patio area, perfect for entertaining and dining purposes and a low maintenance wood chipped play area with built in swings and slide. A paved pathway leads round to the side of the conservatory with low maintenance pebbled edge and built in seating area with upstanding Victorian light. A paved pathway leads to cast iron steps providing access onto an elevated timber decked patio overlooking the rear garden. There is a UPVC double glazed rear entrance door leading into the double garage.



##### COUNCIL TAX BAND

The council tax band for this property is C.

##### DOUBLE GARAGE

21'6" (max) x 9'1" (min) x 20'0" (6.56m (max) x 2.77m (min) x 6.12m)

UPVC double glazed window to the side, UPVC double glazed rear door, power and light, fully tiled floor, electric up and over door.

##### 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.