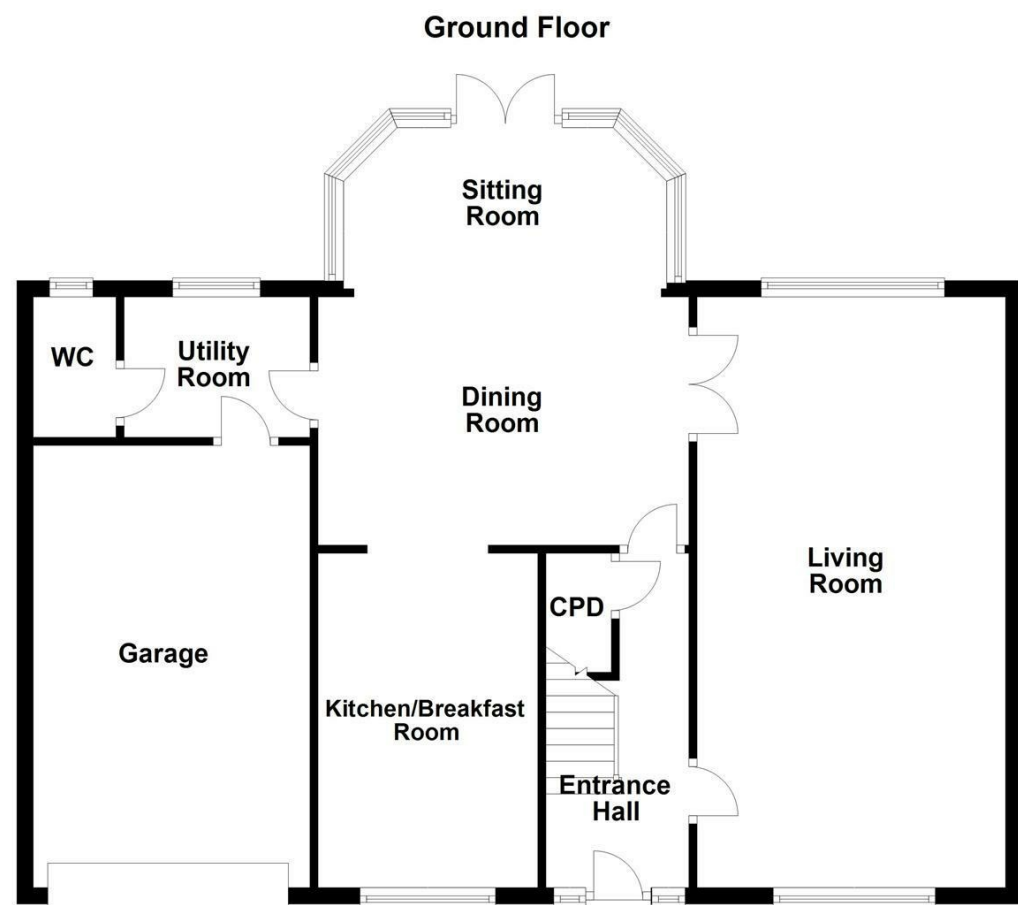


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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 www.mortgagesolutionsofwakefield.co.uk
 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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 Ossett & Horbury offices 01924 266555
 and Normanton office 01924 899870.
 Alternatively email vince@mortgagesolutionsofwakefield.co.uk or chris@mortgagesolutionsofwakefield.co.uk

*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.



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63 Dale Street, Ossett, WF5 9HF

For Sale Freehold £530,000

A substantial five bedroom detached family home boasting spacious accommodation over three levels to a high specification including modern kitchen and bathrooms (two en suites) and solid wood internal doors throughout. UPVC double glazing and gas central heating with newly installed boiler.

The accommodation briefly comprises entrance hall, dual aspect living room, bright and airy dining/sitting room, kitchen/breakfast room, utility room, downstairs w.c. and integral garage. The first floor landing leads to three double bedrooms and the family bathroom with four piece suite. The main bedroom benefits from a separate dressing room and en suite shower room/w.c. To the second floor, there are two further well proportioned bedrooms, one with an en suite shower room/w.c. Outside, the property offers ample off street parking, an integral garage and attractive gardens.

Enjoying a tucked away position set back from Dale Street, the property is conveniently situated close to Ossett town centre and the M1 motorway for those wishing to commute further afield. Ossett itself plays host to a range of amenities including local shops, schools, bus station and twice-weekly market.

Only a full internal inspection will reveal all that is on offer at this quality home.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed front entrance door with frosted side screens leading into the entrance hall. Central heating radiator with cover, staircase to the first floor landing, understairs storage cupboard, laminate tiled floor, inset spotlights and doors to the living room and dining/sitting room.

LIVING ROOM

23'9" x 12'5" [7.24 x 3.78]
Spacious through lounge enjoying a dual aspect with UPVC double glazed windows to the front and rear. Two central heating radiators and a living flame gas fire on a granite hearth with wooden surround. Double doors through to the dining/sitting room.



DINING/SITTING ROOM

13'0" x 6'6" [3.95 x 1.97]
Laminate tiled floor, two central heating radiators, laminate tiled floor, inset spotlights and sound system to the ceiling, UPVC double glazed windows overlooking the rear garden incorporating French doors leading out to the patio. Open archway through to the kitchen/breakfast room and door to the utility room.

KITCHEN/BREAKFAST ROOM

13'5" x 8'7" [4.10 x 2.61]
Comprising a range of modern gloss wall and base units with granite work surfaces

and matching upstands and breakfast bar. 1.5 stainless steel sink and drainer, plumbing and space for a dishwasher, integrated double oven and grill, five ring gas hob with cooker hood above, integrated fridge/freezer, laminate tiled floor, UPVC double glazed window to the front, inset spotlights and sound system to the ceiling, central heating radiator.



UTILITY ROOM

7'5" x 5'8" [2.27 x 1.72]
Base units with laminate work surface, plumbing and space for a washing machine, space for a dryer, stainless steel sink and drainer with tiled splash back, UPVC double glazed window to the rear, extractor fan, central heating radiator and doors to the integral garage and downstairs w.c.

DOWNSTAIRS W.C.

5'7" x 3'3" [1.71 x 1]
Two piece suite comprising low flush w.c. and pedestal wash basin. UPVC double glazed window to the rear, extractor fan and central heating radiator.

INTEGRAL GARAGE

17'3" x 11'5" [5.27 x 3.49]
Electric roller door, power and lighting.

FIRST FLOOR LANDING

UPVC double glazed window to the front, central heating radiator, loft access and

doors to three bedrooms and the family bathroom/w.c. Staircase to the second floor landing.

BEDROOM ONE

16'10" x 12'4" [5.14 x 3.76]
UPVC double glazed window to the front, inset spotlights, central heating radiator and double doors through to the dressing room.



DRESSING ROOM

8'11" x 6'6" [2.72 x 1.99]
UPVC double glazed window to the rear, inset spotlights, central heating radiator and door to the en suite shower room/w.c.

EN SUITE SHOWER ROOM/W.C.

7'5" x 6'7" [2.25 x 2]
Three piece modern white suite comprising tiled shower cubicle with mixer shower, low flush w.c. and wash basin set onto a vanity drawer with vanity mirror over. UPVC double glazed frosted window to the rear, ladder style radiator, tiled floor, inset spotlights and extractor fan.



BEDROOM TWO

23'10" x 11'3" [7.27 x 3.42]
Two double glazed Velux style windows, UPVC double glazed window to the front, two built-in double wardrobes, loft access and central heating radiator.



BEDROOM THREE

13'6" x 8'7" [4.12 x 2.61]
UPVC double glazed window to the front and central heating radiator.

FAMILY BATHROOM/W.C.

10'6" x 6'6" [3.19 x 1.98]
Four piece modern white suite comprising large Jacuzzi bath with shower attachment and tiled splash back, separate cubicle with steam shower, body jets, radio and rain shower, low flush w.c. and pedestal wash basin with tiled splash back. UPVC double glazed frosted window to the rear, ladder style radiator, tiled floor, inset spotlights and extractor fan.



SECOND FLOOR LANDING

Doors to two further bedrooms and a storage cupboard.

BEDROOM FOUR

14'10" x 12'5" [4.51 x 3.79]
Three double glazed Velux style windows, central heating radiator and door to the en suite shower room/w.c.

EN SUITE SHOWER ROOM/W.C.

8'5" x 2'8" [2.56 x 0.82]
Three piece modern white suite comprising tiled shower cubicle with mixer shower, low flush w.c. and wash basin set with tiled splash back. Central heating radiator, ladder style radiator, tiled floor and extractor fan.

BEDROOM FIVE

14'10" x 8'7" [4.52 x 2.62]
Two double glazed Velux style windows and central heating radiator.

OUTSIDE

There is a lawned garden to the front and pathway to the open stone entrance porch. The property has ample off street parking and an integral single garage. Attractively landscaped and enclosed garden to the rear which incorporates split lawns and timber decked patio idea for entertaining, enjoying a good degree of privacy and with gated access. Outside lighting.



COUNCIL TAX BAND

The council tax band for this property is F.

VIEWINGS

To view please contact our Ossett office and they will only be too pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our six local offices.

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.