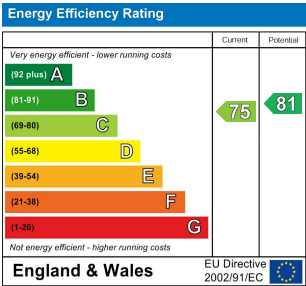


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



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



94 High Street, Ossett, WF5 9RQ

For Sale Freehold Guide Price £350,000

Superbly appointed throughout is this self built three bedroom detached family home finished to a high standard throughout benefitting from modern fitted kitchen, two reception rooms, gated driveway parking and low maintenance rear garden.

The property briefly comprises of entrance hall, modern fitted kitchen/diner with separate utility room, living room, family room and shower room/w.c. The first floor landing leads to three bedrooms [the principal bedroom boasting en suite shower facilities] and the house bathroom/w.c. Outside to the front, the property is accessed via double iron gates onto a tarmac driveway providing ample off road parking furthered by the single integral garage. To the rear is an enclosed garden with artificial lawned garden with Indian stone paved patio area, perfect for al fresco dining.

The property is ideally located for all shops and amenities including local schools. For those who looking to commute further afield, the M1 motorway is only a short drive away.

This property would make a fantastic family home and a viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL
3'10" x 4'1" (1.18m x 1.25m)
Composite front entrance door, coving to the ceiling, UPVC double glazed window to the side, central heating radiator and door to the kitchen/diner.

KITCHEN/DINER
14'4" x 17'7" (4.38m x 5.37m)
Range of wall and base units with granite work surface over, stainless steel sink and drainer with mixer instant hot water tap, four ring gas hob with extractor hood and tiled splash back. Integrated double oven, space and plumbing for an American style fridge/freezer, integrated microwave and dishwasher. Anthracite column radiator, kickboard lighting, downlighting, doors to the utility and living room, UPVC double glazed bay window to the front, coving to the ceiling, spotlights and stairs to the first floor landing with understairs storage nook.

UTILITY
8'5" x 7'5" (max) x 4'5" (min) (2.59m x 2.27m (max) x 1.35m (min))
Wooden work surface over with space and plumbing for a washing machine and tumble dryer, spotlights to the ceiling, door to the boiler cupboard and access to the integral garage

LIVING ROOM
24'2" x 12'8" (max) x 11'10" (min) (7.38m x 3.87m (max) x 3.63m (min))
Multi fuel burning stove with black glass hearth and slate tiled surround, two central heating radiators, coving to the ceiling, door to the family room and a set of UPVC double glazed sliding doors to the rear garden.



FAMILY ROOM
11'10" x 11'4" (3.63m x 3.46m)
Set of wooden double glazed bi-folding doors, spotlights, air conditioning unit and door to the downstairs shower room.



SHOWER ROOM/W.C.
3'2" x 7'6" (0.98m x 2.3m)
Wall mounted heater, UPVC double glazed frosted window to the rear, spotlights, extractor fan, concealed cistern low flush w.c., ceramic wash basin with storage and mixer tap, shower cubicle with shower head attachment and glass shower screen.



FIRST FLOOR LANDING
Coving to the ceiling, central heating radiator, loft access and doors to three bedrooms and the house bathroom.

BEDROOM ONE
15'5" x 11'5" (4.7m x 3.5m)
Fitted wardrobes with hidden door behind leading to the en suite shower room, flush air conditioning unit to the ceiling, coving to the ceiling, spotlights and two UPVC double glazed windows to the rear.



EN SUITE SHOWER ROOM/W.C.
5'11" x 6'3" (1.81m x 1.92m)
UPVC double glazed frosted window to the rear, spotlights to the ceiling, extractor fan, column central heating radiator, concealed cistern low flush w.c., wall mounted wash basin with mixer tap, LED mirror, shower cubicle with overhead shower and glass shower screen.



BEDROOM TWO
12'2" x 14'4" (max) x 3'7" (min) (3.73m x 4.39m (max) x 1.11m (min))
UPVC double glazed window to the front, central heating radiator and coving to the ceiling.



BEDROOM THREE
13'1" x 8'9" (max) x 5'4" (min) (4.0m x 2.67m (max) x 1.65m (min))
UPVC double glazed window to the front, central heating radiator and spotlights to the ceiling.

BATHROOM/W.C.
11'3" x 6'9" (max) x 6'3" (min) (3.44m x 2.08m (max) x 1.93m (min))
UPVC double glazed frosted window to the side, spotlights, chrome ladder style radiator, extractor fan, low flush w.c., ceramic wash basin with storage and mixer tap, bath suite, shower cubicle with overhead shower and shower head attachment.

OUTSIDE
To the front of the property is a gated tarmacadam driveway providing off road parking for several vehicles leading to the single garage with electric roller door, power and light. To the rear is a low maintenance garden with artificial lawn incorporating Indian stone paved patio area, perfect for outdoor dining and entertaining, fully enclosed by walls and timber fencing.



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.