



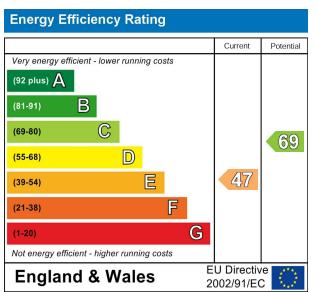
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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take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



## 53 Wesley Street, Ossett, WF5 8EU

**For Sale Freehold Offers In The Region Of £499,950**

We really recommend an internal viewing at your earliest convenience on this period home, which has been renovated to a high standard. Having four good size bedrooms, five piece house bathroom/w.c., modern fitted kitchen diner, a utility room/shower room and a lower ground floor cosy snug areas as well as plenty of parking to the outside.

The accommodation fully comprises entrance hall, spacious living room, utility room/shower room, modern kitchen diner with granite work surface and integral appliances and to the lower ground floor a cosy Snug with vaulted ceiling and pantry off. To the first floor both bedroom one and two have Victorian fireplace, there are two further bedrooms and the house bathroom/w.c. with claw foot bath. Outside, there is a block paved driveway and a pebbled driveway providing an abundance of parking. The attractive lawn is presented aside the children play area on artificial lawn, there are paved patio areas, allotment beds, chicken runs, pebbled areas and a large timber summer house, timber shed and wood store. In addition, the garage is converted and is now "Rose Cottage" which the current vendors use as a home office/play room and is accessed via UPVC double glazed doors.

This period home has original feature and yet creates a modern style following renovation. With spacious living accommodation the property really does deserve an internal viewing. Located nearby to amenities that Ossett has to offer such as shops and schools as well as being a short drive to nearby Horbury, Dewsbury and Wakefield.



#### ACCOMMODATION

##### ENTRANCE HALL

Solid wooden front entrance door with frosted sunlight above, Yorkshire stone flagged floor, ornate coving to the ceiling, detailed ceiling rose, picture rail, central heating radiator, doors to the living room, downstairs utility/shower room, understairs storage cupboard and kitchen diner. Staircase with solid wooden curved hand rail with cast iron balustrade to the first floor.

##### LIVING ROOM

17'10" x 14'11" (5.45m x 4.55m)

Ornate coving to the ceiling, detailed ceiling rose, picture rail, fireplace with tiled hearth, cast iron detailing and marble surround. Tall skirting boards, UPVC double glazed windows to the front and side. Two central heating radiators.



##### UTILITY ROOM/SHOWER ROOM/W.C.

13'9" x 5'2" (4.20m x 1.59m)

The shower area has a walk in fully tiled shower cubicle with shower screen, mixer shower with rain shower head and shower attachment. Low flush w.c. in concealed cistern and a wash basin set into laminate work surface with mixer tap and high gloss vanity cupboard. UPVC

double glazed frosted window to the rear, part tiled walls, tiled floor, ladder style radiator, fixed shelving. The utility area has a laminate work surface, plumbing and drainage for a washing machine, space for an undercounter dryer, high gloss cupboard and tiled splashback.



##### KITCHEN DINER

17'10" x 17'10" (5.45m x 5.46m)

A range of wall and base units with chrome handles, central island with granite work surface over, storage cupboards, breakfast bar, recess for an American style fridge freezer, recess for Range cooker into chimney breast with granite splashback and cooker hood over, 11/2 stainless steel sink and cut out drainer with chrome mixer tap, integrated Beko dishwasher, UPVC double glazed frosted windows to the side and rear with timber shutters having originals displayed. Coving to the ceiling, timber door to the lower ground floor, solid wooden door with stained glass sunlight, laminate flooring, kickheater.



#### LOWER GROUND FLOOR

##### SNUG

13'5" x 8'10" (4.10m x 2.71m)

UPVC double glazed frosted window to the side, two wall lights, inset spotlights to the ceiling. Timber door to the pantry.



##### PANTRY

Two wall lights, power.

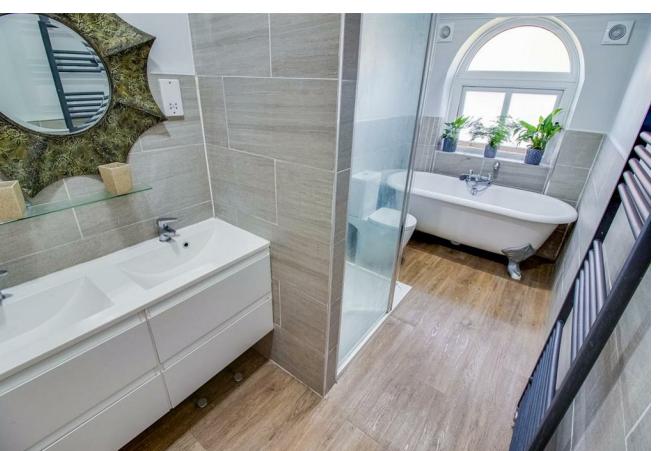
##### FIRST FLOOR LANDING

Coving to the ceiling, picture rail, doors to the bedrooms and bathroom/w.c. Storage cupboard.

##### HOUSE BATHROOM/W.C.

12'5" x 5'8" (3.81m x 1.73m)

Twin wash basins with chrome mixer taps and high gloss vanity cupboards, two shaver socket points, partial tiled walls, walk in fully tiled shower cubicle with shower screen, mixer shower with rain shower head and shower attachment. Low flush w.c., freestanding roll top bath with claw feet, centralised mixer tap and shower attachment. UPVC double glazed frosted window, two wall mounted extractor fans, UPVC cladding with chrome strips to the ceiling, large ladder style radiator, laminate flooring.



#### BEDROOM ONE

15'1" x 15'0" (4.60m x 4.58m)

UPVC double glazed frosted window to the side, UPVC double glazed window to the front, two central heating radiators, original Victorian fireplace painted black with wooden surround, high skirting boards, two fitted double wardrobes with chrome handles, ornate coving to the ceiling, detailed ceiling rose.



#### BEDROOM TWO

18'0" x 10'2" (5.50m x 3.10m)

Original Victorian fireplace painted black with wooden surround, ornate coving to the ceiling, detailed ceiling rose, fitted wardrobes with chrome handles, storage cupboards with bed recess and shelving. UPVC double glazed frosted window to the side and a central heating radiator.

#### BEDROOM THREE

13'10" x 7'3" (4.24m x 2.23m)

UPVC double glazed frosted window to the side, central heating radiator, ornate coving to the ceiling, detailed ceiling rose, loft access.

#### BEDROOM FOUR

7'3" x 10'2" (2.23m x 3.10m)

UPVC double glazed window to the front, ornate coving to the ceiling, central heating radiator, fixed shelving.

#### OUTSIDE

Having double timber gates opening onto the large pebbled driveway providing off road parking for several vehicles. A paved pathway leads to the front entrance door, which is complimented by sandstone columns. A paved patio area is currently utilised to house a hot tub and has timber seating and fenced panels surrounding. An attractive lawn having artificial lawn aside with children play area enjoying features such as built in monkey bars and slide. A further paved patio rear and pebbles areas. Allotment style beds with wood chip surround. An additional patio area with wooden timber pergola. Chicken runs and a timber summer house. The summerhouse has timber doors to the front and a single glazed window to the side. Pathways, stone walling and fence surrounds. Outside sensor lighting. Timber shed and timber wood store. There is parking space to the property accessed via a timber gate and with a block paved driveway.



#### EXTERNAL PLAYROOM/OFFICE "ROSE COTTAGE"

17'8" x 20'6" (5.40m x 6.27m)

UPVC double glazed French doors with UPVC double glazed frosted windows to either side. UPVC double glazed frosted windows to the rear and side, power and light. Built in seating storage.

#### COUNCIL TAX BAND

The council tax band for this property is C.

#### VIEWINGS

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

#### 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.

#### EPC RATING

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