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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.



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



16 Westcroft Drive, Ossett, WF5 9RA

For Sale Freehold £475,000

Tucked away in a pleasant cul-de-sac in the highly sought after town of Ossett is this beautifully presented four bedroom detached family home. Offering spacious and versatile accommodation throughout, the property features four generously sized bedrooms, a modern fitted kitchen with separate dining room and utility, and extensive off road parking, complemented by a large detached garage. This is a fantastic opportunity not to be missed.

The accommodation briefly comprises a welcoming entrance hall with under stairs storage and access to bedroom four, the living room, family bathroom, and kitchen. The kitchen opens into the dining room, which provides access to the rear garden, while a separate utility room offers additional access to the side of the property. To the first floor, the landing has loft access and leads to three further bedrooms and a convenient w.c. The principal bedroom boasts two walk-in wardrobes. Externally, the property enjoys a low-maintenance front garden with a spacious tarmac driveway providing ample off-road parking, leading down the side to a substantial detached garage with electric roll-up door, power, light, and a fully boarded, insulated loft space. The rear garden is designed for ease of maintenance and entertaining, incorporating Indian stone paving and a raised composite decked seating area, all securely enclosed by timber fencing and walls with a composite access gate.

Situated in a prime location, the property is within walking distance of Ossett's excellent range of shops, schools, and amenities, including its twice weekly market. Further facilities can be found in nearby Dewsbury and Wakefield, while excellent transport links include regular bus routes and close proximity to Junction 41 of the M1 motorway, making this an ideal base for commuters.

A full internal inspection is essential to fully appreciate the quality and space on offer in this turn-key family home. An early viewing is highly recommended to avoid disappointment



ACCOMMODATION

ENTRANCE HALL

8'11" max x 3'11" max x 8'11" [2.73m max x 1.2m max x 2.72m]

Composite side door with frosted glass pane, central heating radiator, frosted UPVC double glazed window to the side, understairs storage and stairs leading to the first floor landing. Doors to a bedroom, living room, kitchen and bathroom.

BATHROOM/W.C.

7'10" x 8'10" max x 6'4" min [2.4m x 2.7m max x 1.95m min]

Central heating radiator, extractor fan, low flush w.c., pedestal wash basin with mixer tap, panelled bath with mixer tap and shower head attachment, fitted storage cupboard and full wall tiling.



BEDROOM FOUR

8'11" x 11'5" [2.72m x 3.5m]

Two UPVC double glazed windows to the side and front, central heating radiator.

LIVING ROOM

10'7" x 16'11" [3.25m x 5.16m]

UPVC double glazed window to the front, frosted UPVC double glazed window to the side, coving to the ceiling, central heating radiator and fireplace with stone hearth.



KITCHEN

11'9" x 10'7" [3.6m x 3.25m]

Fitted with a range of modern wall and base units with laminate work surfaces, stainless steel 1.5 sink and drainer with mixer tap, tiled splashback, four ring induction hob with stainless steel

extractor above, integrated oven, integrated dishwasher, and integrated under counter fridge and freezer. Opening into the dining room and UPVC double glazed window to the side.

DINING ROOM

10'0" x 7'7" [3.05m x 2.32m]

UPVC double glazed French doors to the rear garden, central heating radiator and door through to the utility.

UTILITY ROOM

9'0" x 7'5" [2.75m x 2.27m]

A range of modern wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, tiled splashback, space for washing machine, and integrated fridge/freezer. UPVC double glazed window to the rear and composite side door with frosted glass pane.



FIRST FLOOR LANDING

Loft access, skylight and doors to three bedrooms and w.c.

BEDROOM ONE

10'1" max x 5'11" min x 16'10" [3.08m max x 1.82m min x 5.15m]

UPVC double glazed window to the front, central heating radiator and access to two walk in wardrobes.



WALK IN WARDROBE

4'8" x 16'10" [1.44m x 5.15m]

WALK IN WARDROBE TWO

4'7" x 15'7" [1.4m x 4.75m]

BEDROOM TWO

10'8" max x 4'9" min x 16'2" [3.26m max x 1.45m min x 4.95m]

UPVC double glazed window to the rear and central heating radiator.

BEDROOM THREE

9'10" max x 3'11" max x 16'5" [3.0m max x 1.21m max x 5.01m]

UPVC double-glazed window to the rear, loft access, central heating radiator, and fitted wardrobe with sliding mirrored doors.

W.C.

4'6" x 3'11" [1.38m x 1.2m]

Wall mounted wash basin and partial tiling.

OUTSIDE

To the front, a tarmac driveway provides off road parking for several vehicles leading to the garage. The rear garden is very secure, with a bolted and lockable composite side gate. It features a raised composite decked patio, perfect for outdoor entertaining, with steps leading down to a lower tier Indian stone patio. Designed for low maintenance, the garden is fully enclosed by walls.



GARAGE

21'9" x 16'4" [6.65m x 5.0m]

Ideal for use as a workshop. It benefits from ample power and lighting, a separate composite door with frosted glass pane, frosted UPVC double glazed side window, loft access (boarded, insulated, with power and light), and an electric roll-up garage door.

COUNCIL TAX BAND

The council tax band for this property is C.

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.