



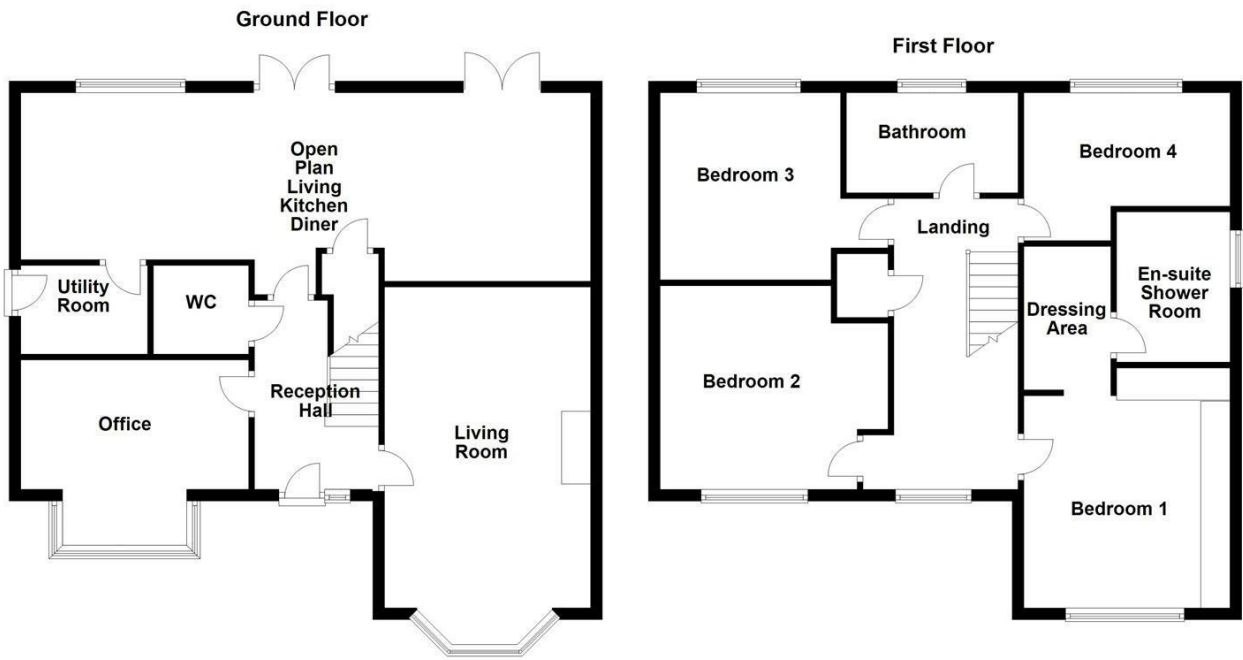
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

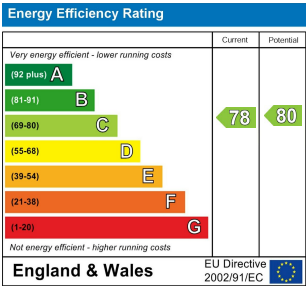


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



15 Constable Drive, Ossett, WF5 8DH

For Sale Freehold £515,000

Superbly appointed throughout and enjoying a tucked away position, is this spacious four bedroom detached family home benefiting from two reception rooms, a separate utility room and having ample off street parking, a detached double garage and attractive gardens.

The accommodation briefly comprises entrance hall, office, living room, open plan kitchen living dining room with a separate utility room off and a downstairs W.C. To the first floor, bedroom one enjoys a dressing area plus an en suite shower room. The three further good sized bedrooms are served by the four piece suite main house bathroom. Outside, to the front there is ample off street parking that leads to a double detached garage together with pleasant lawn. The rear garden is enclosed with paved patio seating areas and an attractive lawn.

The property is located in the sought after area of Ossett, close to good local schools and within easy reach of the town centre. The M1 motorway is only a short distance away making centres such as Manchester and Leeds readily accessible by car.



ACCOMMODATION

RECEPTION HALL

Composite front entrance door into the reception hall, frosted UPVC double glazed window panel to the entrance door. Central heating radiator, coving to the ceiling, stairs providing access to the first floor landing. Doors to the office, downstairs W.C., open plan living kitchen diner and the living room.

LIVING ROOM

11'6" x 18'1" (min) x 19'8" (max) [3.52m x 5.52m (min) x 6.0m (max)]
UPVC double glazed bay window to the front, central heating radiator, TV unit with electric fire below, coving to the ceiling.



OFFICE

12'11" x 7'3" (min) x 10'4" (max) [3.95m x 2.21m (min) x 3.16m (max)]
UPVC double glazed bay window to the front, central heating radiator, coving to the ceiling.

DOWNSTAIRS W.C.

5'6" x 4'11" [1.68m x 1.52m]
Comprising a two piece suite with a low flush W.C., wash basin with mixer tap and high gloss fountain units below. Part tiled walls, central heating radiator, extractor fan.

OPEN PLAN LIVING KITCHEN DINER

32'3" x 9'9" (min) x 11'5" (max) [9.83m x 2.98m (min) x 3.49m (max)]
UPVC double glazed window to the rear, Two sets of UPVC double glazed French doors open to the rear garden, two central heating radiators, access to the utility room and understairs storage cupboard. A range of wall and base high gloss units with chrome handles, granite work surface with tiled splashback, stainless steel sink with drainer and mixer tap, integrated twin oven and grill with hob and extractor above, integrated fridge with separate freezer, full size integrated dishwasher, and breakfast bar with granite work surface.

UTILITY ROOM

4'11" x 7'1" [1.51m x 2.18m]
Range of wall and base high gloss units with laminate work surface, plumbing and drainage for washing machine, space for dryer, stainless steel sink and drainer with mixer tap. Composite side entrance door, central heating radiator, and extractor fan to the ceiling.

FIRST FLOOR LANDING

UPVC double glazed window to the front, central heating radiator, loft access. Oak doors to four bedrooms and the house bathroom.

BEDROOM ONE

11'6" x 11'10" [3.53m x 3.62m]
UPVC double glazed window to the front, central heating radiator and fitted wardrobe units with drawers. Opening to the dressing area.



DRESSING AREA

7'8" x 5'0" [2.34m x 1.53m]
Central heating radiator and door to en suite shower room.

EN SUITE SHOWER ROOM

6'5" x 8'5" [1.97m x 2.57m]
Frosted UPVC double glazed window to the side, chrome ladder style radiator and UPVC cladding to the ceiling, extractor fan. Three piece suite comprising walk in shower cubicle with sold glass screen and mixer shower, low flush W.C. and ceramic wash basin over vanity unit.

BEDROOM TWO

13'6" x 11'5" (max) [4.13m x 3.49m (max)]
UPVC double glazed window to the front and central heating radiator.



BEDROOM THREE

13'5" x 11'0" (max) [4.09m x 3.36m (max)]



BEDROOM FOUR

11'10" x 8'9" (max) [3.62m x 2.69m (max)]
UPVC double glazed window to the rear and central heating radiator.

HOUSE BATHROOM

5'6" x 8'7" [1.70m x 2.62m]
UPVC double glazed window to the rear, ladder style central heating radiator, partially tiled walls, laminate flooring and an extractor fan. Four piece suite comprising of a pedestal wash basin, low flush W.C., panelled bath and enclosed shower cubicle with mixer shower within.



OUTSIDE

To the front of the property there is a lawned front garden with a paved pathway to the front entrance door with low maintenance pebbled borders. There is a small side garden and a large tarmacadam driveway providing off road parking and leading to a detached double garage with up and over door with an electric vehicle charging point. A timber double gated entrance leads into the rear garden where there is a large paved patio area, a laid to lawn section with decking and timber panelled surround fences on all sides.



SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.

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.

EPC RATING

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

VIEWINGS

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