



WAKEFIELD
01924 291 294

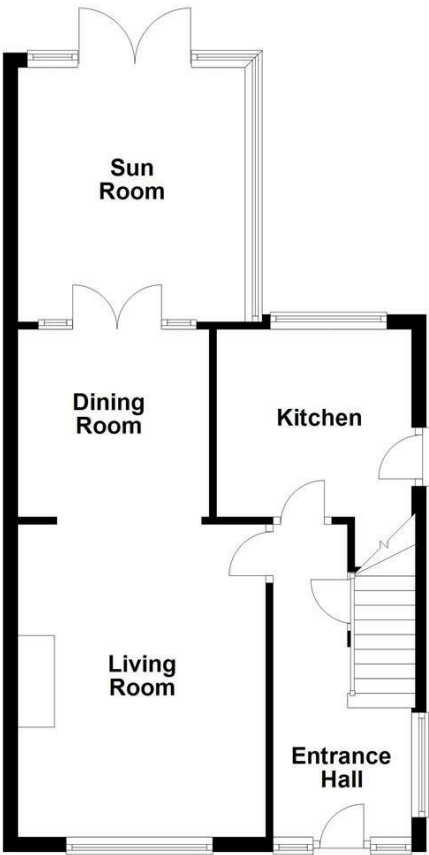
OSSETT
01924 266 555

HORBURY
01924 260 022

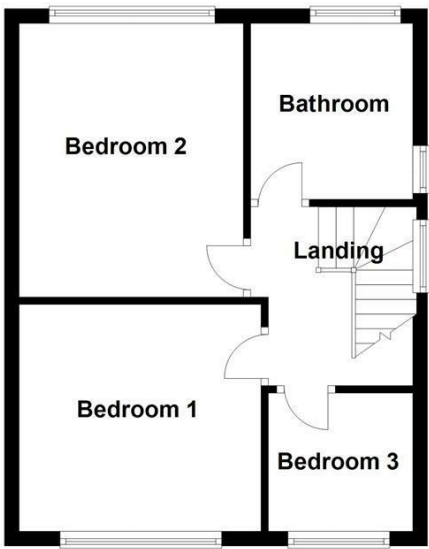
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

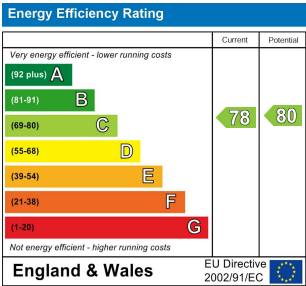


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



31 Fearnley Drive, Ossett, WF5 9EU

For Sale Freehold £270,000

An exceptional opportunity to purchase this beautifully presented three bedroom semi-detached home, offering spacious and well-appointed living accommodation throughout.

The property features a modern fitted kitchen with integrated appliances, leading into a spacious living room complete with a feature fireplace and an archway to the adjoining dining room. French doors open into the sunroom, which enjoys views over the landscaped rear garden. The property also benefits from a welcoming entrance hall with access to an under-stairs storage cupboard. To the first floor, there are three generously sized bedrooms and a modern four-piece family bathroom suite. Externally, the property is set back from the road behind double cast-iron gates, providing access to a block-paved and Indian stone driveway with low-maintenance slate edging. The driveway continues along the side of the property to a single detached garage, complete with an electric roller door. A secure gate provides access to the enclosed rear garden, which features an L-shaped Indian stone patio, raised planted borders, and a low-maintenance layout, fully enclosed by timber panel fencing. A UPVC double-glazed door provides access to an additional storage shed and the rear of the garage, both fitted with electric lighting and heating.

Ideally situated within walking distance of local amenities and schools, the property enjoys a convenient South Ossett location close to shops, cafes, and public transport links. Regular bus services provide easy access to Wakefield city centre, while the M1 motorway is only a short drive away, perfect for those commuting further afield.

This delightful home offers quality, comfort, and convenience, and must be viewed to be fully appreciated. Early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door into the entrance hall, two frosted UPVC double glazed windows to the front, frosted UPVC double glazed window to the side, coving to the ceiling, ceiling rose, stairs to the first floor landing. Doors to the living room, kitchen and downstairs storage cupboard.

KITCHEN

9'2" x 10'0" [max] x 8'6" [min] [2.81m x 3.05m [max] x 2.61m [min]]

UPVC double glazed window to the rear, composite door to the side of the property, spotlights, downlights. A range of wall and base high-gloss units with a longer work surface and tiled splashback above. There's a 1½ stainless steel sink drainer with mixer tap, an integrated twin oven and grill with four ring gas hob and cooker hood over. There's an integrated fridge with a separate integrated 50/50 freezer below, and an integrated full-size Bosch dishwasher, as well as plumbing and drainage for a washing machine with space under the counter.

LIVING ROOM

11'5" x 15'5" [3.49m x 4.71m]

UPVC double glazed window to the front, electric fire on a marble hearth with marble mantel interior and wooden decorative surround, coving to the ceiling, ceiling rose, opening into the dining room.



DINING ROOM

8'1" x 8'9" [2.47m x 2.68m]

UPVC double glazed French doors to the sunroom, UPVC double glazed panel windows on either side, coving to the ceiling, ceiling rose.



SUNROOM

11'5" x 10'2" [3.48m x 3.10m]

UPVC double glazed French doors to the rear garden, UPVC double glazed windows to two sides, spotlights, coving to the ceiling.



FIRST FLOOR LANDING

Frosted UPVC double glazed window to the side, coving to the ceiling, loft access. Doors to three bedrooms and one bathroom.

BEDROOM ONE

10'5" x 11'11" [3.18m x 3.65m]

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



BEDROOM TWO

10'2" x 12'2" [3.10m x 3.71m]

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling.



BEDROOM THREE

7'2" x 7'8" [2.20m x 2.36m]

UPVC double glazed window to the front, central heating radiator.

BATHROOM

8'1" x 7'9" [2.47m x 2.37m]

Two frosted UPVC double glazed windows to the rear and the side, spotlights, chrome heated towel rail, coving to the ceiling. Comprising of a four-piece suite with panelled double-ended bath with centralised chrome mixer tap, pedestal wash basin with mixer tap, low flush W.C., and larger than average shower cubicle with glass door, chrome handle, and mixer shower with rain shower head and attachment.



OUTSIDE

To the front, there are double cast iron gates providing access onto a block-paved and Indian stone-paved front driveway with low-maintenance slate edging, enclosed by solid brick walls and timber panelled fences, with an outside light beside the front door. The block paved driveway continues down the side of the property, offering further off road parking and leading to a single detached garage with electric roller door. There's a timber gate leading into the enclosed rear garden, which has an L shaped Indian stone paved patio area with two raised planted borders with solid railway sleeper edging and is fully enclosed.



GARAGE

Two frosted UPVC double glazed windows to the side and a UPVC double glazed door providing access into a lean-to shed.

PLEASE NOTE

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
 - Standard searches [regulated local authority, water & drainage & environmental]
 - Protocol forms and answers to standard conveyancing enquiries
- The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.

SOLAR PANELS LEASED

The property benefits from a system of solar panels that is subject to a lease arrangement through A Shade Greener. A full copy of our lease is available within our office.

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.

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.