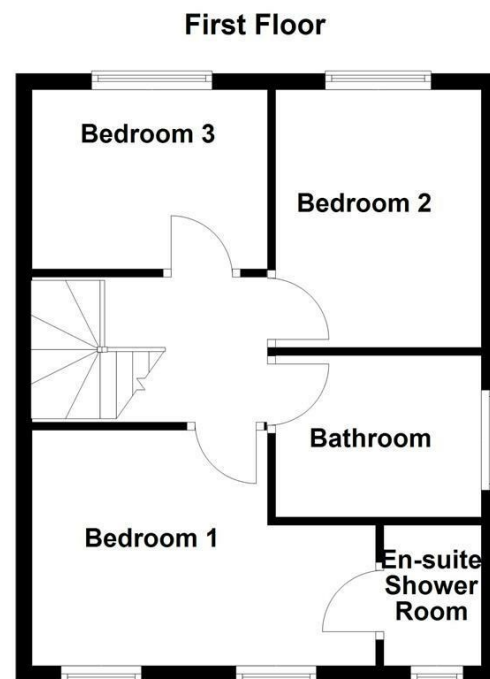
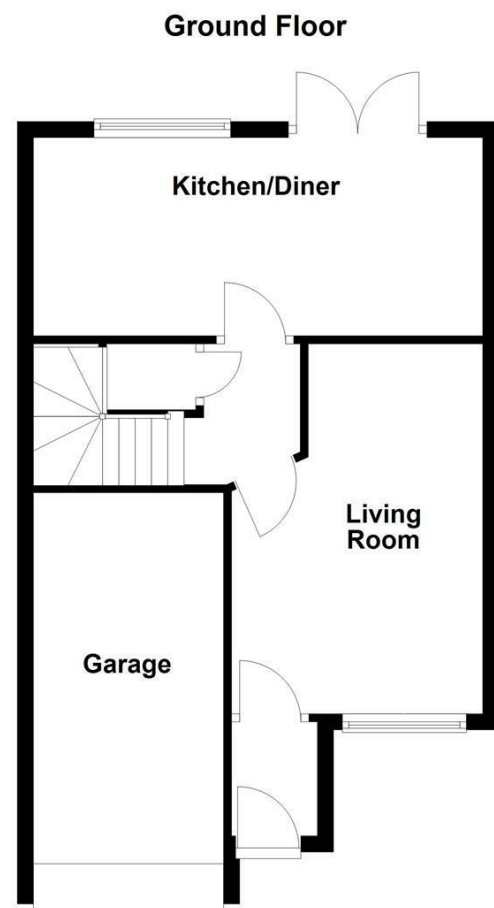


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



8 Rock House Way, Ossett, WF5 0BG

For Sale Leasehold £295,000

This attractive three bedroom semi-detached home is set on a popular modern development within the sought after town of Ossett, close to a range of local amenities and beautifully presented in move in condition.

The accommodation is arranged over two floors and briefly comprises an entrance vestibule, a light and airy lounge, an inner hallway, a downstairs w.c., and a stylish modern dining kitchen to the ground floor. To the first floor are three well proportioned bedrooms and a house bathroom, with the main bedroom benefiting from en suite facilities.

Ossett offers an excellent range of shops, cafés, eateries, and highly regarded schools, while also being within easy reach of Wakefield city centre and its wider amenities. The M1 motorway network is just a short drive away, making this an ideal home for commuters and families alike.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



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ACCOMMODATION

ENTRANCE VESTIBULE

Front facing composite glazed entrance door leads into the entrance vestibule, which has a central heating radiator, tiled flooring and door through to the lounge.

LIVING ROOM

10'3" (max) x 16'2" (max) [3.13m (max) x 4.94m (max)]
Front facing UPVC double glazed window, double central heating radiator, tiled flooring with underfloor heating and a feature media wall with an inset electric fire [which will be completed within the next few days]. Door leads through to the inner hallway.



INNER HALLWAY

Inner hallway with double central heating radiator, tiled flooring and stairs rising to the first floor. Doors provide access to the kitchen and downstairs w.c.

W.C.

3'0" x 4'10" [0.93m x 1.49m]
Fitted with a two piece suite comprising a low flush w.c. and pedestal wash hand basin, part tiled walls and tiled flooring.

KITCHEN/DINER

18'10" x 7'7" [5.75m x 2.32m]
Stylish range of handleless gloss wall and base units with complementary block laminate work surfaces incorporating a 1.5 bowl composite sink and drainer unit with chrome swan neck mixer tap. Appliances include an inbuilt electric double oven, a four ring AEG induction hob, integrated fridge freezer, full size integrated dishwasher and an integrated washing machine. Cupboard housing the combination central heating boiler. Rear facing UPVC double glazed window and UPVC double glazed French doors leading out to the rear garden. Tiled splashbacks, tiled flooring, double central heating radiator and ceiling spotlights.



FIRST FLOOR LANDING

Provides access to all bedrooms and the house bathroom. Useful bulkhead storage cupboard and access hatch to insulated loft space.

BEDROOM ONE

9'8" x 14'1" (max) [2.96m x 4.30m (max)]
Two front facing UPVC double glazed windows, double central heating radiator and carpeted flooring. Door to en suite shower room.



EN SUITE SHOWER ROOM/W.C.

4'4" x 6'10" [1.33m x 2.10m]
Front facing UPVC double glazed frosted glass window, larger than average shower enclosure with glazed screen door and dual mains shower, low flush w.c., pedestal wash hand basin, central heating radiator, extractor fan, vinyl flooring and part tiled walls.



BEDROOM TWO

8'8" x 11'3" [2.66m x 3.45m]
Rear facing UPVC double glazed window, central heating radiator and wood effect flooring.



BEDROOM THREE

7'10" x 9'10" [2.40m x 3.01m]
Rear facing UPVC double glazed window, central heating radiator and carpeted flooring.

BATHROOM/W.C.

8'8" x 5'6" [2.65m x 1.69m]
Fitted with a white three piece suite comprising a panelled bath, pedestal wash hand basin and low flush w.c. Part tiled walls, tiled flooring, central heating radiator, extractor fan and rear facing uPVC double glazed frosted glass window.



OUTSIDE

To the front of the property, there is a tarmac driveway providing ample off-street parking. To the rear, there is a good sized enclosed low maintenance garden with a decked seating area, artificial lawn, raised planted borders and a feature pond. Fully fenced boundary for privacy and security.



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.

LEASEHOLD

The service charge is £160.00 [pa] and ground rent £224.00 [pa]. The remaining term of the lease is 988 years [2025]. A copy of the lease is held on our file at the Ossett office.