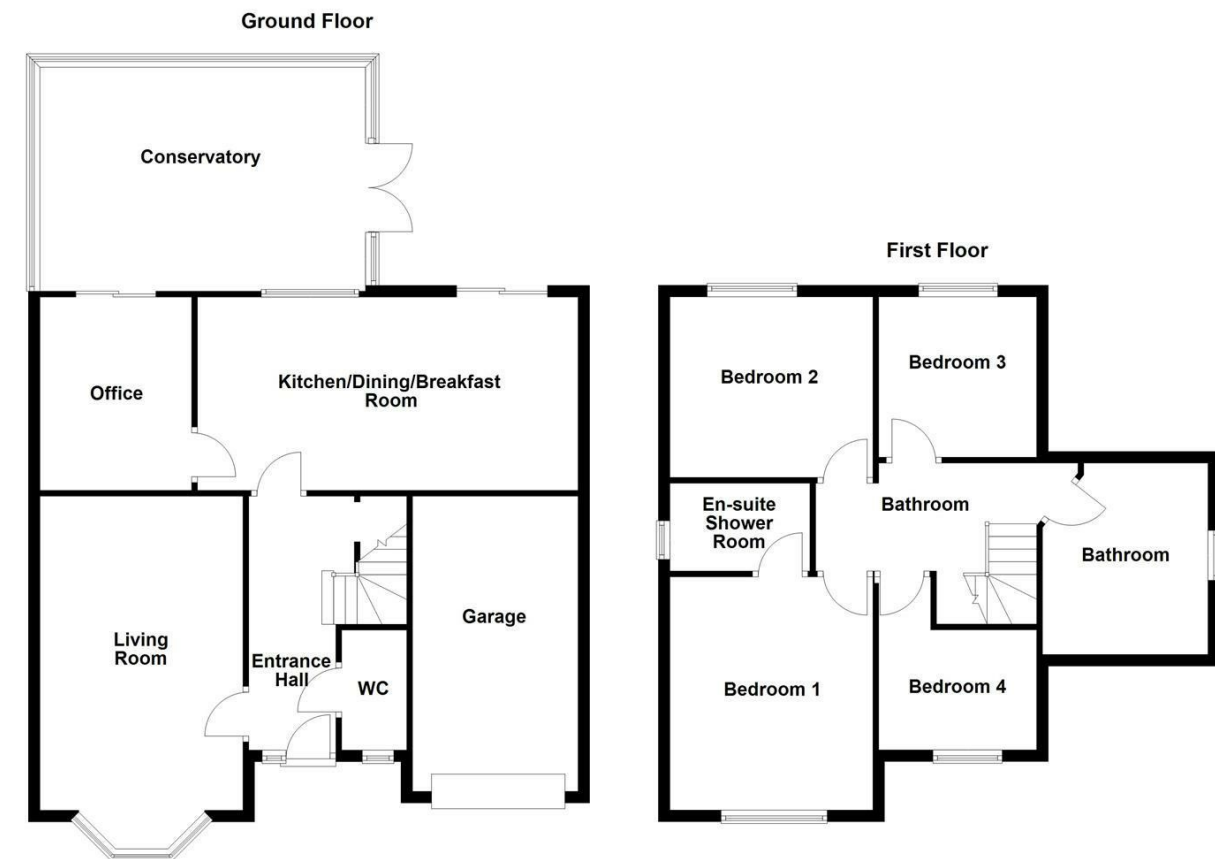


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



18 Lavery Close, Ossett, WF5 8ES

For Sale Leasehold Offers Over £500,000

Situated in the sought after town of Ossett is this superbly presented four bedroom detached home. Finished to an excellent standard throughout, the property features a open-plan modern fitted kitchen, ample reception space, and a sizeable plot offering an attractive rear garden and extensive off road parking.

The accommodation comprises an entrance hall with stairs to the first floor and doors leading to the living room, downstairs W.C., and the open plan kitchen/dining/breakfast room, which provides access to the rear garden. From here, there is also access to a home office, which in turn leads into the conservatory, offering further access to the rear garden. To the first floor, the landing provides access to the loft, the principal bedroom with en-suite shower facilities, three further well proportioned bedrooms, and the modern house bathroom. Externally, the front garden is mainly laid to lawn with planted shrub borders, alongside a tarmac driveway providing off road parking for three to four vehicles and leading to the single integral garage. The rear garden is predominantly laid to lawn and features a paved, tiered patio area ideal for outdoor dining and entertaining, along with mature shrubs. The garden is fully enclosed with timber fencing, making it perfect for families with children or pets.

This property enjoys a fantastic location, particularly suited to growing families, with highly regarded schools within walking distance, as well as local shops and a twice weekly market. Ossett also benefits from excellent transport links, being positioned between Wakefield and Dewsbury and offering convenient access to bus routes, both towns' train stations, and the M1 motorway for those commuting further afield.

A full internal inspection is essential to fully appreciate the quality of accommodation on offer, and early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door with frosted glass panes into the entrance hall, central heating radiator, coving to the ceiling. Doors to the downstairs W.C., living room and the kitchen/dining/breakfast room. Stairs to the first floor landing.

DOWNSTAIRS W.C.

6'10" x 3'8" [2.1m x 1.13m]

Frosted UPVC double glazed window to the front, central heating radiator. Low flush W.C., pedestal wash basin.

LIVING ROOM

11'5" x 19'1" [max] x 17'3" [min] [3.5m x 5.83m [max] x 5.27m [min]]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling, cast fireplace with stone hearth, surround and mantle.



KITCHEN/DINING/BREAKFAST ROOM

21'9" x 10'7" [6.65m x 3.25m]

UPVC double glazed door to the rear garden, UPVC double glazed window into the conservatory, door into the office, spotlights, three central heating radiators. A range of wall and base shaker style units with granite work surface over, composite 1 1/2 sink and drainer with mixer tap, tiled splashback, four ring induction hob with stainless steel extractor hood and granite splashback. Integrated double oven, integrated dishwasher, integrated washing machine, fridge freezer and wine cooler.

OFFICE

8'7" x 10'11" [2.63m x 3.35m]

UPVC double glazed sliding doors to the conservatory, central heating radiator, coving to the ceiling.

CONSERVATORY

18'6" x 12'5" [5.65m x 3.8m]

UPVC double glazed windows surrounding, UPVC double glazed French doors to the rear garden, wall mounted electric heater.



FIRST FLOOR LANDING

Loft access, central heating radiator. Doors to four bedrooms and the house bathroom.

BEDROOM ONE

11'5" x 12'9" [3.5m x 3.9m]

UPVC double glazed window to the front, central heating radiator, a range of fitted wardrobes, door to the en suite.



EN SUITE SHOWER ROOM

4'11" x 8'1" [1.52m x 2.47m]

Frosted UPVC double glazed window to the side, ladder-style radiator, extractor fan, spotlights. Low flush W.C., ceramic wash basin built into a storage unit, shower cubicle with mains-fed overhead shower and shower attachment, glass shower screen, part tiled wet wall panelling.

BEDROOM TWO

10'3" x 11'6" [3.13m x 3.52m]

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



BEDROOM THREE

9'1" x 9'1" [2.78m x 2.78m]

UPVC double glazed window to the rear, central heating radiator, fitted wardrobes with sliding mirrored doors.

BEDROOM FOUR

9'2" x 9'10" [max] x 6'10" [min] [2.8m x 3.0m [max] x 2.1m [min]]

UPVC double glazed window to the front, central heating radiator, fitted wardrobes with sliding mirrored doors.

HOUSE BATHROOM

10'11" x 8'6" [max] x 6'7" [min] [3.35m x 2.6m [max] x 2.03m [min]]

Frosted UPVC double glazed window to the side, central heating radiator, spotlights, extractor fan. Low flush W.C., wash basin with

mixer tap, panelled bath with mixer tap, separate shower cubicle with glass screen, half tiled.



OUTSIDE

To the front of the property the garden is mainly laid to lawn with shrub areas and a tarmac driveway providing parking for three to four vehicles. This leads to the front door and single integral garage with up-and-over door. To the rear of the property there is a lawn, which incorporates mature shrubs and a tiered concrete block paved patio, fully enclosed by timber fencing—ideal for pets and children.



LEASEHOLD

The ground rent is £80 [pa]. The remaining term of the lease is 975 years [current year]. A copy of the lease is held on our file at the Ossett office.

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.