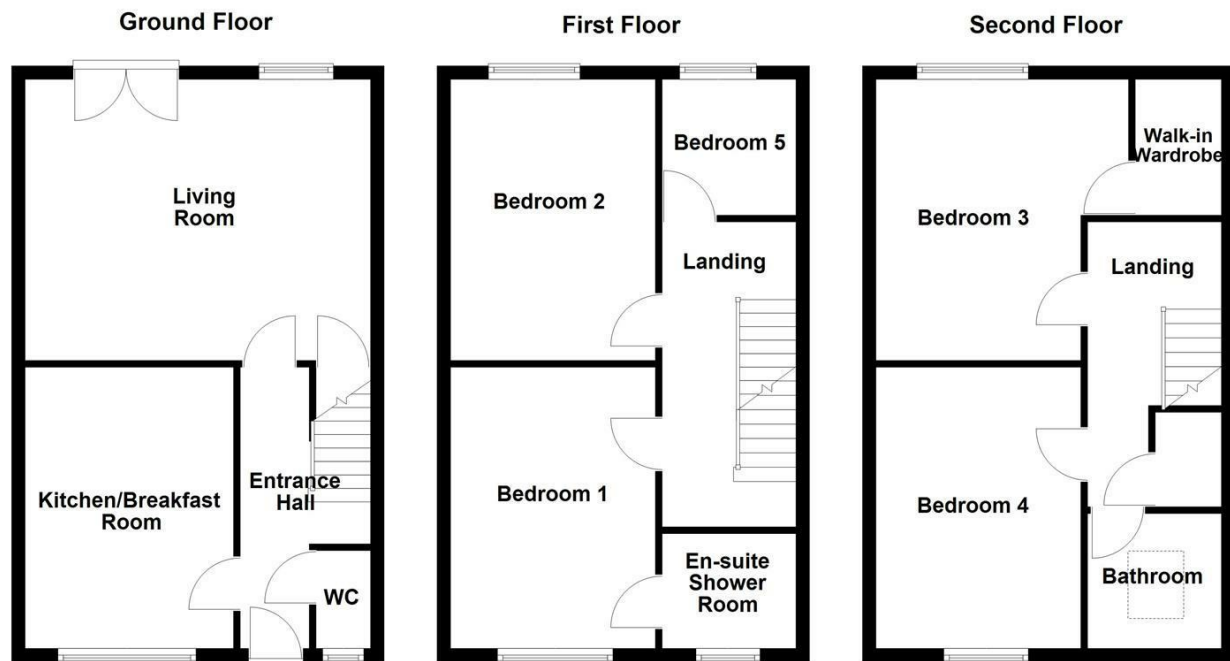




WAKEFIELD
01924 291 294

OSSETT
01924 266 555

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01924 260 022

NORMANTON
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PONTEFRACT & CASTLEFORD
01977 798 844



1 Chancery Court, Ossett, WF5 9BW

For Sale Freehold £295,000

A superb opportunity to purchase this modern and spacious five bedroom townhouse, offering generous accommodation arranged over three levels.

The ground floor features an inviting entrance hall with access to the stylish living room, which boasts a feature media wall with inset fire, illuminated alcoves, and downlighting. A contemporary open plan kitchen/dining room provides excellent entertaining space, complete with a breakfast bar and integrated appliances, along with a conveniently located downstairs w.c. To the first floor, the landing provides access to three well proportioned bedrooms, including the principal bedroom which benefits from its own en suite shower room. Bedrooms two and five complete the first floor accommodation. The second floor offers two further double bedrooms and a modern three piece house bathroom. Externally, the property enjoys an attractive lawned front garden with a paved pathway leading to a covered porch. To the side, a tarmac driveway provides off street parking for two vehicles and includes an electric car charging port. A timber gate leads to the beautifully landscaped rear garden, featuring a large Indian stone patio ideal for alfresco dining, a separate lawned area, perimeter fencing for privacy, and a useful timber shed.

Conveniently located within walking distance of local amenities and well regarded schools, the property also benefits from excellent transport links with regular bus services to Wakefield city centre and easy access to the M1 motorway, ideal for those commuting further afield.

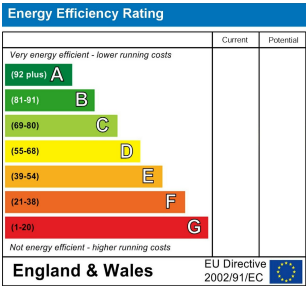
Only a full internal inspection will reveal the quality and space on offer at this impressive home, and an early viewing is highly recommended.

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*

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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.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door leading into the entrance hall. Fully porcelain tiled flooring, central heating radiator and staircase with handrail leading to the first floor landing. Doors provide access to the kitchen breakfast room, downstairs w.c., and living room.

W.C.

28' x 48' [0.82m x 1.44m]

Low lush w.c. with concealed cistern, wash basin with chrome waterfall mixer tap built into a high gloss vanity unit, half tiled walls, fully tiled floor, extractor fan to the ceiling and UPVC double-glazed frosted window to the front aspect.

KITCHEN/BREAKFAST ROOM

10'0" x 13'8" [3.05m x 4.18m]

Range of wall and base units with laminate work surfaces and tiled splashback. 1.5 stainless steel sink and drainer with mixer tap and swan neck fitting, plumbing for washing machine, space for large freestanding fridge/freezer, integrated oven and grill, four ring ceramic hob with cooker hood above and a full size Beko dishwasher. A breakfast bar, central heating radiator, fully porcelain tiled floor, inset ceiling spotlights and UPVC double glazed window overlooking the front aspect.



LIVING ROOM

13'7" x 16'9" [4.16m x 5.13m]

Built in media wall with electric fireplace and alcoves fitted with downlights. UPVC double glazed French doors with built in blinds open to the rear garden, with a matching UPVC window overlooking the same aspect. Contemporary dark grey central heating radiator and a small door provides access to the understairs storage cupboard.



FIRST FLOOR LANDING

Doors provide access to three bedrooms, central heating radiator and staircase with handrail leading to the second floor landing.

BEDROOM ONE

10'0" x 13'8" [3.05m x 4.17m]

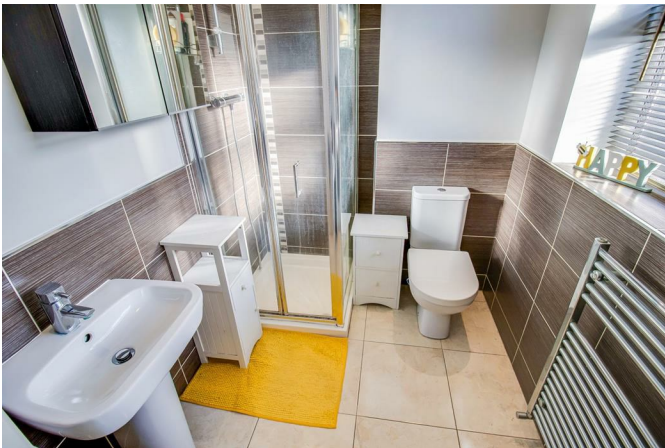
UPVC double glazed window overlooking the front elevation, central heating radiator and door providing access into the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

6'5" x 5'7" [1.96m x 1.72m]

Three piece suite including pedestal wash basin with mixer tap, low flush w.c., and enclosed shower cubicle with bi-folding glass door and mixer shower. Chrome ladder style heated towel rail, half tiled walls, fully tiled floor, shaving socket, wall mounted extractor fan, inset spotlights and UPVC double glazed frosted window to the front elevation.



BEDROOM TWO

10'0" x 13'8" [3.05m x 4.17m]

UPVC double glazed window overlooking the rear elevation and central heating radiator.

BEDROOM FIVE

6'7" x 6'5" [2.01m x 1.98m]

UPVC double glazed window overlooking the rear elevation and central heating radiator.

SECOND FLOOR LANDING

Central heating radiator, doors to two further bedrooms and the bathroom, plus a door accessing the airing cupboard.

BEDROOM THREE

10'1" (min) x 12'3" (max) x 13'10" [3.09m (min) x 3.75m (max) x 4.22m]

UPVC double glazed window overlooking the rear elevation, central heating radiator and door into walk-in wardrobe.



BEDROOM FOUR

13'8" x 9'11" [4.18m x 3.03m]

UPVC double glazed window overlooking the front elevation, central heating radiator and loft access.

BATHROOM/W.C.

6'5" x 6'5" [1.98m x 1.96m]

Three piece suite including L-shaped panel bath with L-shaped glass shower screen, mixer tap with bath head attachment, and mains shower with rainfall head and separate attachment. Low flush w.c., pedestal wash basin with mixer tap, half tiled walls, inset spotlights, UPVC double glazed frosted window, sloping ceiling, shaving socket and fully tiled floor.



OUTSIDE

To the front there is an attractive lawn garden with paved pathway leading to the front door beneath a covered timber porch with tiled roof and outside light. A driveway provides ample parking for two vehicles with planted borders on both sides. To the rear is a low maintenance garden, fully enclosed with timber fencing to all sides with an Indian stone patio area ideal for outdoor dining and entertaining. There is an attractive lawn beyond with timber shed providing useful storage.



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.