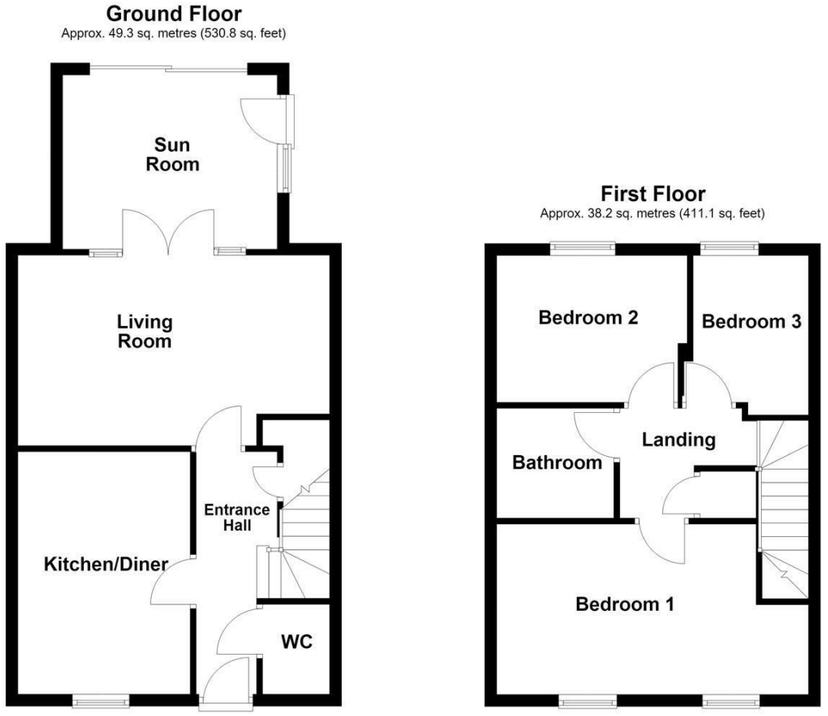


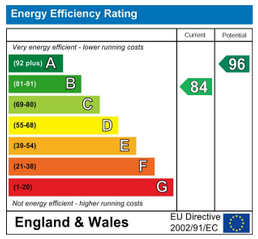
Total area: approx. 87.5 sq. metres (941.8 sq. feet)

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.

Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



9 Cadley Hill Close, Ossett, WF5 9UD

For Sale Freehold Offers Over £260,000

Nestled within a cul-de-sac position on this sought after modern development in Ossett is this superbly presented three bedroom semi detached property. Boasting well proportioned accommodation throughout, including ample reception space further enhanced by a modern sun room extension, attractive front and rear gardens, and off road parking, this property is certainly not one to be missed.

The accommodation briefly comprises an entrance hall with stairs to the first floor landing, useful understairs storage, and doors leading to the downstairs WC, kitchen diner and living room. The living room provides access through to the sun room, which overlooks the rear garden. To the first floor, the landing provides loft access, a storage cupboard, and doors leading to bedroom one, bedroom two, bedroom three and the house bathroom. Externally, to the front of the property, there is a lawned garden with a paved pathway leading to the front entrance door, along with planted shrubbery. A further paved pathway leads down the side of the property, providing access to the rear garden. The rear garden has been designed for low maintenance living, with an artificial lawn, decked seating area and composite decked patio, ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it suitable for both children and pets. To the rear, there is a tarmac driveway providing tandem style off road parking for two vehicles.

Ossett is a fantastic location for a range of buyers, including first time buyers, growing families and professional couples. Local shops and schools can be found within close proximity, with a wider range of amenities available in nearby towns and cities such as Wakefield and Dewsbury. Local bus routes run close by, whilst train stations can be found in both Wakefield and Dewsbury, providing links to major cities including Leeds, Manchester and London. The M1 motorway network is also only a short drive away, ideal for those looking to travel further afield.

Only a full internal inspection will truly show what this superbly presented home has to offer and an early viewing comes highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL
13'3" x 7'4" (max) x 3'3" (min) (4.05m x 2.25m (max) x 1.01m (min))
A composite front entrance door with frosted glazed panel leads into the entrance hall. The entrance hall has a central heating radiator, stairs providing access to the first floor landing with understairs storage, and doors leading to the kitchen diner, living room and downstairs WC.

DOWNSTAIRS W.C.
4'11" x 3'8" (1.5m x 1.13m)
The downstairs WC has an extractor fan, central heating radiator, low flush WC, and a pedestal wash basin with mixer tap and tiled splashback.

KITCHEN DINER
13'3" x 9'5" (4.05m x 2.88m)
The kitchen diner has a UPVC double glazed window to the front elevation, central heating radiator and spotlighting to the ceiling. The kitchen itself is fitted with a range of modern wall and base gloss fronted units with laminate work surfaces over, stainless steel sink and drainer with mixer tap, tiled splashback, four ring induction hob with partial stainless steel splashback and extractor above, integrated oven, integrated fridge freezer, integrated dishwasher, space and plumbing for a washing machine, and the Ideal boiler housed within.

LIVING ROOM
17'0" x 10'5" (max) x 9'1" (min) (5.2m x 3.2m (max) x 2.78m (min))
The living room has spotlighting to the ceiling, integrated surround sound system with Bluetooth, two central heating radiators, and a set of UPVC double glazed French doors with built in blinds leading into the sun room.



SUN ROOM
9'8" x 11'8" (2.95m x 3.56m)
The sun room has a lantern style vaulted skylight ceiling, anthracite UPVC sliding doors, a separate anthracite UPVC double glazed door to the side, an anthracite UPVC double glazed window to the side, and a column central heating radiator.



FIRST FLOOR LANDING
6'0" x 10'2" (max) x 2'11" (min) (1.85m x 3.1m (max) x 0.9m (min))
The first floor landing has loft access, a central heating radiator, a storage cupboard, and doors leading to bedroom one, bedroom two, bedroom three and the house bathroom.

BEDROOM ONE
8'7" x 17'0" (max) x 12'9" (min) (2.63m x 5.2m (max) x 3.91m (min))
Bedroom one has two UPVC double glazed windows to the front elevation, partial spotlighting to the ceiling, a central heating radiator, and a set of fitted wardrobes with sliding mirrored doors.



BEDROOM TWO
9'0" x 9'11" (2.75m x 3.04m)
Bedroom two has a UPVC double glazed window to the rear elevation, central heating radiator, partial spotlighting to the ceiling, and a set of fitted wardrobes with sliding mirrored doors.



BEDROOM THREE
9'5" x 6'10" (max) x 3'9" (min) (2.88m x 2.1m (max) x 1.15m (min))
Bedroom three has a UPVC double glazed window to the rear elevation and a central heating radiator.

BATHROOM
6'0" x 6'7" (1.85m x 2.02m)
The house bathroom has spotlighting to the ceiling, extractor fan, central heating radiator, low flush WC, pedestal wash basin with mixer tap and tiled splashback, and a panelled bath with mixer tap, mains-fed shower, shower screen and partial tiling.



OUTSIDE
Externally, to the front of the property, there is a lawned garden with shrubbery and a paved pathway leading to the front entrance door and down the side of the property. The property enjoys a pleasant outlook towards open recreational fields. The rear garden has been designed for low maintenance living, with an artificial lawn incorporating both decked and composite decked seating areas, ideal for outdoor dining and entertaining. A paved pathway leads towards the rear of the garden, which is fully enclosed by walls and timber fencing. A timber gate to the rear provides access to the off road parking, with a tarmac driveway providing tandem style parking for two vehicles.





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.