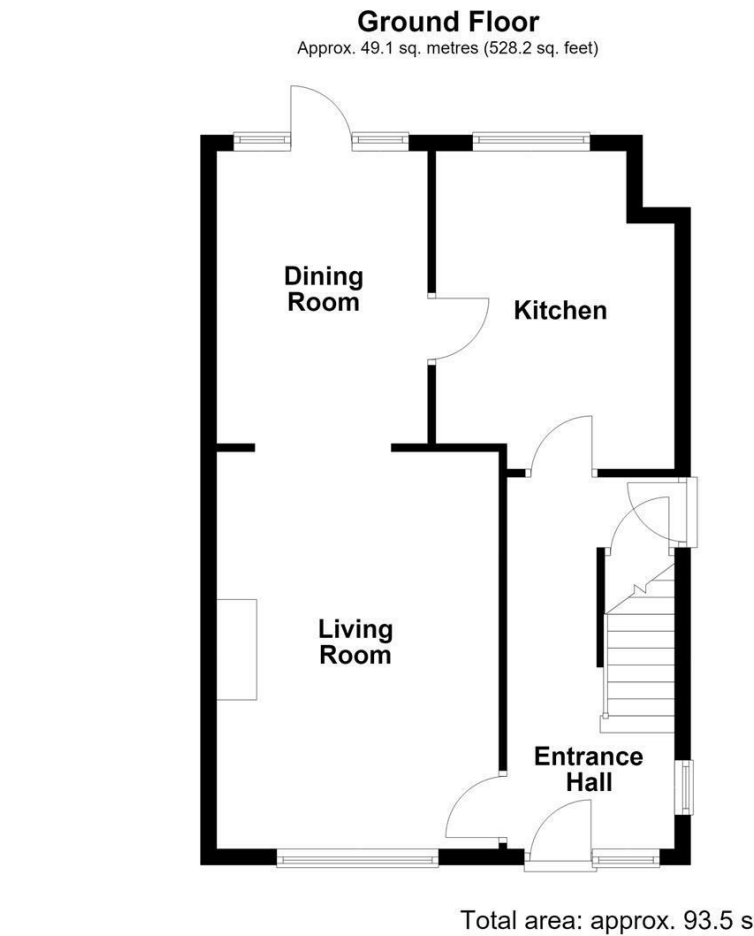


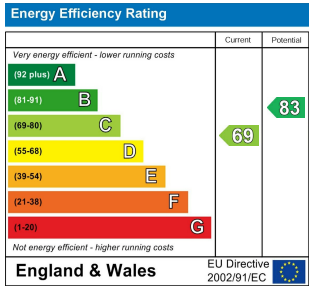


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



53 Kingsway Close, Ossett, WF5 8DZ

For Sale Freehold £280,000

Situated on the well regarded Kingsway Close in the popular market town of Ossett is this superbly presented and fully refurbished three bedroom semi detached family home. Finished to an exceptional standard throughout, the property offers spacious and well proportioned accommodation, generous gardens, ample off road parking and a detached garage, making it an ideal home for first time buyers, professional couples and growing families alike.

The accommodation briefly comprises a welcoming entrance hall with access from both the front and side elevations, incorporating understairs storage and a staircase to the first floor. Doors lead to the spacious living room and the contemporary fitted kitchen, both of which flow seamlessly into the dining room, creating a superb open and sociable layout. The dining room also provides direct access to the rear garden, making it ideal for everyday family living and entertaining. To the first floor, the landing provides access to the loft space, three well proportioned bedrooms, a modern family bathroom and a separate WC. Externally, the property enjoys an attractive lawned front garden with established planted borders, together with a tarmac driveway providing ample off road parking for several vehicles and leading to a detached single garage with an up and over door. The enclosed rear garden is predominantly laid to lawn with attractive sleeper edged planting beds, mature shrubs and a paved patio, creating an ideal space for outdoor dining, entertaining and family enjoyment. The garden is fully enclosed by a combination of walling and timber fencing, making it ideal for both children and pets.

Ossett is a highly desirable location offering an excellent range of local shops, schools, cafés and everyday amenities, together with its popular twice weekly market and strong community atmosphere. Wakefield city centre is only a short drive away, providing a wider selection of shopping, leisure and dining facilities, whilst two mainline railway stations offer direct links to Leeds, Manchester and London. The M1 motorway network is also easily accessible, making the property particularly attractive to commuters.

Offered for sale with no chain, an early viewing is highly recommended to fully appreciate the quality, space and exceptional standard of accommodation this outstanding family home has to offer.



ACCOMMODATION

ENTRANCE HALL

15'2" x 6'10" [4.63m x 2.10m]

A frosted UPVC double glazed entrance door leads into the hallway. Featuring a UPVC double-glazed window to the side, a further frosted UPVC double glazed door providing access to the side of the property, coving to the ceiling, a central heating radiator and a staircase leading to the first floor landing with useful understairs storage. Doors lead to the living room and kitchen.

LIVING ROOM

16'2" x 11'9" [4.95m x 3.60m]

A UPVC double glazed window to the front, coving to the ceiling and two central heating radiators. A media wall style chimney breast incorporates fitted curved units, spotlights, decorative panelling and a glass fronted, living flame effect fire. An opening leads through to the dining room.

DINING ROOM

8'9" x 11'3" [2.68m x 3.43m]

Coving to the ceiling, a central heating radiator and a door leading through to the kitchen. A UPVC double glazed door with windows to either side provides access to the rear garden.



KITCHEN

12'9" x 9'10" [3.90m x 3.00m]

Fitted with a range of modern, gloss fronted wall and base units with laminate work surfaces over, incorporating a composite 1.5 bowl sink and drainer with mixer tap and tiled splashbacks. A four ring induction hob with a partial glass splashback and extractor hood above, an integrated oven, space and plumbing for a washing machine and space for a freestanding fridge freezer. A UPVC double-glazed window overlooking the rear garden and coving to the ceiling.



FIRST FLOOR LANDING

10'3" x 12'7" [3.13m x 3.85m]

A frosted UPVC double glazed window to the side, coving to the ceiling and access to the loft. Doors lead to three bedrooms, the house bathroom and separate W.C.

BEDROOM ONE

12'9" x 11'10" [3.89m x 3.63m]

A UPVC double glazed window to the front, a central heating radiator and an alcove style dressing area with fitted storage above.



BEDROOM TWO

12'9" x 8'10" [3.90m x 2.71m]

A UPVC double glazed window overlooking the rear garden, a central heating radiator and a fitted storage cupboard with double doors.



BEDROOM THREE

9'10" x 6'11" [3.00m x 2.11m]

A UPVC double glazed window overlooking the rear garden, a central heating radiator and a useful storage cupboard.

BATHROOM

5'4" x 6'9" [1.65m x 2.06m]

Two piece suite comprising a ceramic wash basin with mixer tap set within a vanity storage unit and an L-shaped bath with mixer tap, electric overhead shower, handheld shower attachment and glass screen. A shaver point, matt black fittings throughout, a frosted UPVC double glazed window to the front and a matt black ladder style central heating radiator.



W.C.

2'9" x 4'5" [0.86m x 1.36m]

A frosted UPVC double glazed window to the side, a low flush W.C. and a wash basin with mixer tap set within a vanity storage unit.



OUTSIDE

To the front, the property benefits from a lawned garden with planted and pebbled borders. A tarmac driveway provides off road parking for several vehicles and leads to the single attached garage, which features an up-and-over door. The enclosed rear garden is mainly laid to lawn and features mature planting, slate borders and a paved patio area, ideal for outdoor dining and entertaining. The garden is enclosed by walls and timber fencing.



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.