



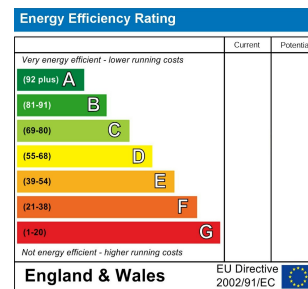
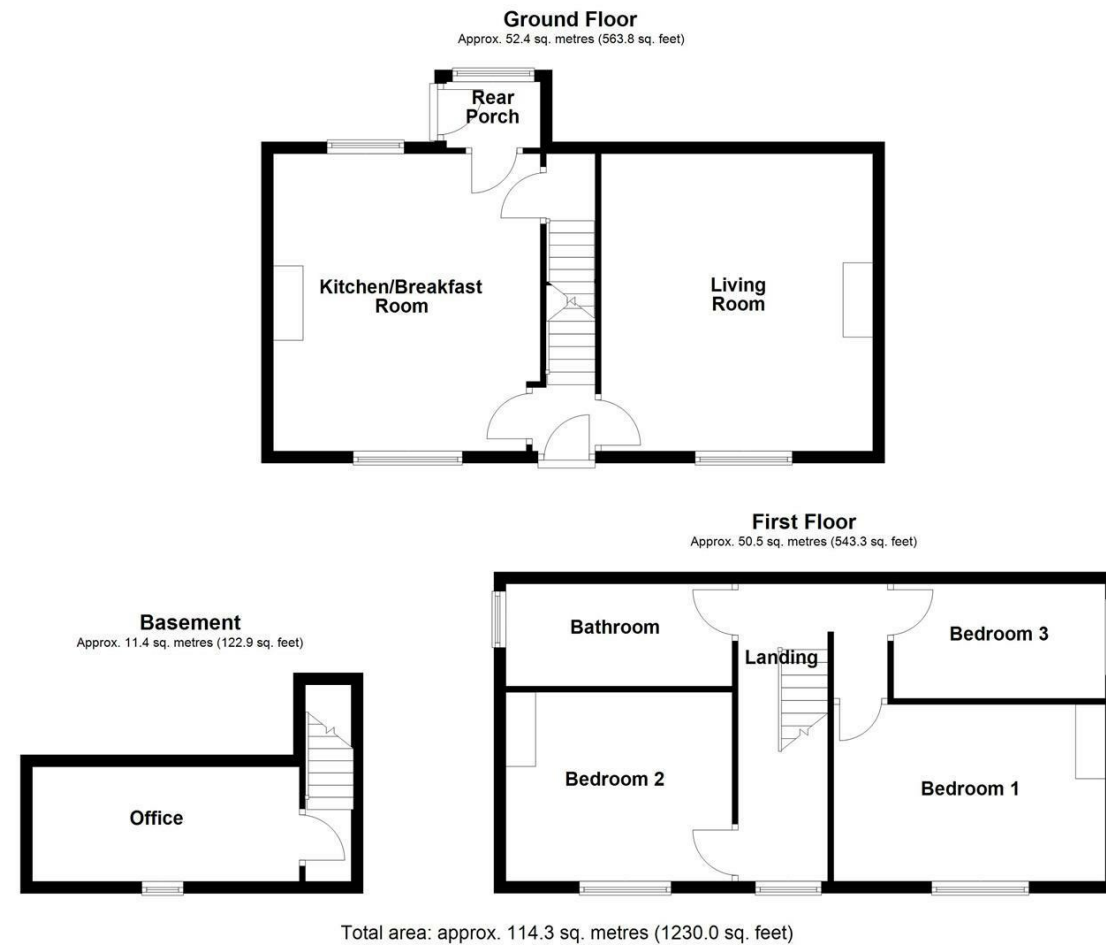
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**MORTGAGES**

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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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**

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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.



**The Old Vicarage, 1 Queens Terrace, Ossett, WF5 8AP**

**For Sale Freehold £370,000**

A fantastic opportunity to purchase this well presented three bedroom character home, benefitting from a landscaped front garden and ample off road parking. The property further enjoys an attached garage, complete with power, lighting, water supply, and an electric vehicle charging point.

The accommodation is accessed via an entrance hall featuring exposed brick feature walls and a staircase rising to the first floor landing. The ground floor offers access to a spacious living room, complete with a feature gas cast iron burner, and a well appointed kitchen breakfast room fitted with integrated appliances. A rear porch provides additional access and completes the ground floor. To the lower ground floor, there is a versatile vaulted cellar space, currently utilised as an office, benefiting from power and lighting. To the first floor, the property offers three well proportioned bedrooms and a modern four piece house bathroom. Bedrooms one and two enjoy far reaching valley views to the front aspect. Externally, to the rear, a block paved pathway leads from the rear porch to a cast iron gate, providing access onto the adjacent side road.

The property is situated in a sought after village location, close to a range of local amenities, well regarded schools, and convenient bus routes providing access to Wakefield city centre. The M1 motorway network is also within easy reach, making this an ideal purchase for commuters.

Offering a blend of character and modern living, this property is sure to appeal to a wide range of buyers, and an early viewing is highly recommended.

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## ACCOMMODATION

### ENTRANCE HALL

A solid timber front entrance door leads into the entrance hall, with a single glazed timber window above featuring a stained glass insert. The entrance hall includes a staircase with handrail rising to the first floor landing, exposed brick feature walls, and LVT flooring. Doors provide access to the living room and kitchen breakfast room.

### LIVING ROOM

15'0" x 16'5" [4.58m x 5.02m]

A generously sized reception room featuring a gas cast iron burner set on a Yorkshire stone flagged hearth, with exposed brick chimney breast and solid wood mantel. Additional features include three wall lights, a central heating radiator, and a UPVC double glazed window overlooking the front elevation.



### KITCHEN BREAKFAST ROOM

14'9" x 16'5" [max] x 13'11" [min] [4.52m x 5.01m [max] x 4.26m [min]]

A spacious and well appointed kitchen featuring dual aspect UPVC double glazed windows to the front and rear elevations. Fitted with a range of wall and base units with work surfaces and tiled splashbacks, incorporating a 1½ stainless steel sink with mixer swan neck tap. Integrated appliances include a full size dishwasher and a large wine fridge. There is plumbing for a washing machine, space for a dryer and American style fridge freezer, as well as space for a range cooker. Additional features include a built-in wine rack, LVT flooring, and a traditional style brass radiator. Wooden doors lead to the rear porch and a staircase descending to the lower ground floor.

### REAR PORCH

3'7" x 5'2" [1.1m x 1.60m]

With a UPVC double glazed window to the rear aspect, a solid wooden side entrance door, fully tiled flooring, and ceiling spotlights.

### LOWER GROUND FLOOR

A staircase leads down to the lower ground floor with laminate flooring and lighting, providing access to a versatile office space.

### OFFICE

6'3" x 14'7" [1.93m x 4.47m]

A useful vaulted space with plastered walls and ceiling, laminate flooring, central heating radiator, three wall lights, and a UPVC double glazed window.



### FIRST FLOOR LANDING

To the first floor, the landing features a UPVC double glazed window to the front elevation and provides access to a further inner landing with doors leading to three bedrooms and the house bathroom.

### BEDROOM ONE

9'10" x 14'11" [3.01m x 4.57m]

A characterful double room with a UPVC double glazed window to the front elevation offering far reaching valley views towards Emley Moor Mast. Features include a decorative fireplace with Yorkshire stone hearth and surround, exposed brick chimney breast, feature brick wall, central heating radiator, and ceiling coving.



### BEDROOM TWO

12'7" x 10'5" [3.85m x 3.19m]

A further double bedroom with a UPVC double glazed window to the front elevation, also enjoying far reaching valley views towards Emley Moor Mast. Includes a central heating radiator and ceiling coving.



### BEDROOM THREE

11'7" x 6'3" [3.54m x 1.91m]

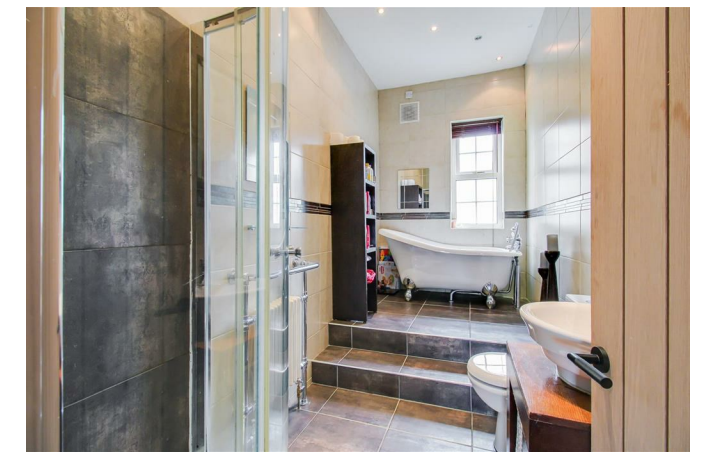
With a UPVC double glazed window to the side elevation, central heating radiator, and ceiling coving.



### BATHROOM

12'7" x 5'8" [3.84m x 1.73m]

A modern four piece suite comprising a freestanding roll top bath with claw feet and mixer tap with shower attachment, low flush WC, pedestal wash basin with mixer tap, and a curved corner shower cubicle with glass doors and rainfall shower. Finished with fully tiled walls and flooring, inset ceiling spotlights, extractor fan, and a contemporary radiator with chrome towel rail.



### OUTSIDE

To the front, the property features a well maintained garden with a timber pergola over a paved seating area, surrounded by planted borders and mature shrubs. Two mature trees enhance the space, which is enclosed by brick walls and timber fencing, along with privet hedging for added privacy. A concrete pathway leads to a timber gate providing access to the side road. To the rear, there is a block paved pathway leading from the rear porch to a cast iron gate providing access to the adjacent side road. There is also a large Indian stone paved patio area, ideal for outdoor dining and entertaining, overlooking an attractive lawned garden. A further concrete driveway provides off road parking for two vehicles and leads to the attached garage.



### GARAGE

11'1" x 16'3" [3.39m x 4.96m]

A one and a half tandem garage with manual up-and-over door, power and lighting, built in workshop benches, sink with mixer tap, and water connection. An electric vehicle charging point is also installed to the front of the garage.

### COUNCIL TAX BAND

The council tax band for this property is B.

### 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.