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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** | **OSSETT** | **HORBURY**  
01924 291 294 | 01924 266 555 | 01924 260 022

**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
01924 899 870 | 01977 798 844



## 178 Kingsway, Ossett, WF5 8DW

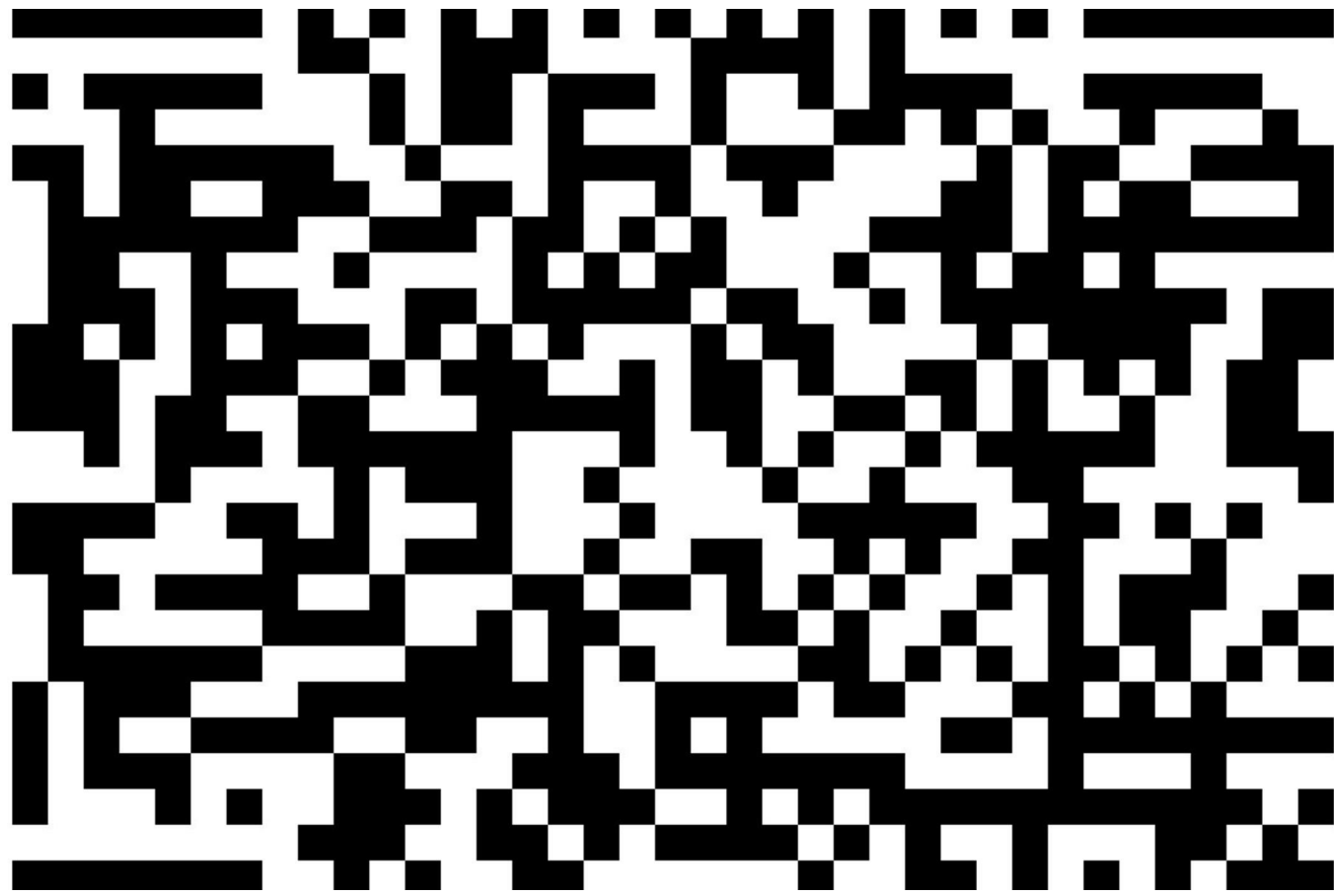
### For Sale Freehold Offers In The Region Of £420,000

A superb opportunity to purchase this well presented three bedroom detached family home, situated in the sought after area of Ossett and benefiting from ample off road parking with two driveways, an attached garage and a generous enclosed rear garden.

The property is approached via two separate block paved driveways, providing excellent off road parking, with an attractive lawned garden positioned between. Internally, the accommodation briefly comprises a spacious entrance hall leading through to a large living room featuring a bay window and feature fireplace. An inner hallway provides access to a downstairs WC, a modern fitted kitchen with breakfast bar and integrated appliances, and a separate utility room. There is also a generous dining room with UPVC French doors opening into the conservatory overlooking the rear garden. To the first floor, the landing leads to three well proportioned bedrooms and a modern three piece house bathroom. Externally, the rear garden is fully enclosed and incorporates a block paved patio seating area, a larger than average lawned garden and a central paved pathway leading to a further patio area at the rear. There is also an enclosed timber section currently housing a greenhouse, together with a large timber shed. The garden is enclosed by a combination of brick walling and timber fencing, creating an ideal outdoor space for families and entertaining.

The property is within walking distance of Ossett town centre and a range of local amenities, schools and bus routes. Ossett's popular twice weekly market is held on Tuesdays and Fridays, while Wakefield city centre and the M1 motorway network are both easily accessible, making the property ideal for commuters.

Only a full internal inspection will fully appreciate the space, setting and quality this fantastic family home has to offer. An early viewing is highly recommended.



## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door leading into the entrance hall. There is a UPVC double glazed frosted panel window to the front aspect, staircase with handrail leading to the first floor landing, coving to the ceiling, central heating radiator, dado rail and two doors providing access into the living room and inner hallway.

### LIVING ROOM

14'0" min x 14'11" max x 17'6" [4.27m min x 4.55m max x 5.34m]

Walk in curved bay window with UPVC double glazed windows overlooking the front aspect, curved central heating radiator below, coving to the ceiling, two wall lights, dado rail with wall mouldings and a gas fire with marble hearth, matching interior and wooden decorative surround.

### DINING ROOM

13'11" x 11'11" [4.26m x 3.65m]

Coving to the ceiling, dado rail, wall mouldings, central heating radiator, gas fire with marble hearth, matching interior and wooden decorative surround, together with a set of UPVC double glazed French doors leading through to the conservatory.



### CONSERVATORY

16'0" x 11'5" [4.88m x 3.48m]

Surrounded by UPVC double glazed windows on three sides together with a set of UPVC double glazed French doors leading out to the rear garden. Light and power within the conservatory.



### INNER HALLWAY

Three doors providing access into the dining room, kitchen and downstairs w.c., together with a UPVC double glazed side entrance door.

### W.C.

4'9" x 2'9" [1.47m x 0.85m]

Low flush w.c., wall mounted wash basin with two chrome taps, half timber clad walls with dado rail above and wall mounted extractor fan.

### KITCHEN

7'6" min x 13'0" max x 11'4" [2.30m min x 3.97m max x 3.46m]

L-shaped kitchen fitted with a range of wall and base units with laminate work surface over and tiled splashback above. Breakfast bar, central heating radiator, range cooker with seven ring gas hob and cooker hood above, stainless steel sink and drainer with swan neck mixer tap, integrated CDA microwave oven, integrated slimline Bosch dishwasher, full size integrated fridge and full size integrated freezer. Two central heating radiators and dual aspect UPVC double glazed windows overlooking both the front and rear elevations, together with a door leading through to the utility room.



### UTILITY ROOM

6'2" x 4'9" [1.89m x 1.45m]

Plumbing and drainage for a washing machine, space for a dryer, combi condensing boiler housed wall mounted, laminate work surface, wall units and a UPVC double glazed door leading out to the rear garden.

### FIRST FLOOR LANDING

UPVC double glazed window overlooking the side elevation, coving to the ceiling, loft access, dado rail with wall mouldings and doors leading through to three bedrooms and the house bathroom.

### BEDROOM ONE

13'6" min x 14'11" max x 17'7" [4.13m min x 4.56m max x 5.36m]

Curved bay window with UPVC double glazed windows overlooking the front elevation, curved central heating radiator below and coving to the ceiling.



### BEDROOM TWO

13'7" x 12'0" [4.15m x 3.67m]

Coving to the ceiling, central heating radiator and UPVC double glazed window overlooking the rear elevation.



### BEDROOM THREE

10'0" x 6'10" [3.05m x 2.10m]

Coving to the ceiling, UPVC double glazed window overlooking the side elevation, central heating radiator and fitted dressing table together with a fitted single wardrobe and wall mounted storage cupboards above the current bed space.

### BATHROOM/W.C.

8'11" x 6'8" [2.74m x 2.05m]

Comprising of a three piece suite with pedestal wash basin with two black taps, low flush w.c. and panel bath with mixer tap and wall mounted shower attachment with rain shower head, all in black. Black ladder style radiator, fully tiled walls, two UPVC double glazed frosted windows overlooking the side and rear elevations together with an extractor fan to the ceiling.



### OUTSIDE

To the front of the property there is a block paved driveway providing off road parking for two vehicles together with an attractive lawned garden and manicured planted borders. To the opposite side there is a second block paved driveway leading to a detached single garage with timber double doors to the front and a partial carport area. A timber gate leads through to the rear garden, which incorporates a paved patio seating area, attractive lawned garden and central block paved pathway with mature hedges to either side. There is a second paved patio area to the rear together with an enclosed section housing a greenhouse and large timber shed.



### COUNCIL TAX BAND

The council tax band for this property is D.

### 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.