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# The Old Church Hall Vicar Lane, Ossett, WF5 0BE

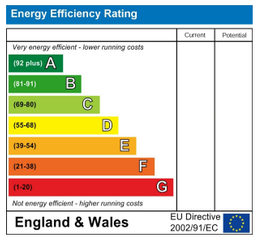
## For Sale Freehold Offers In The Region Of £595,000

The Old Church Hall is a truly distinctive and characterful detached home dating back to the 18th century. Formerly comprising a pair of semi detached properties and a church hall, the buildings have since been thoughtfully combined to create one impressive residence, which has been further enhanced by a substantial two storey extension to the side.

Sympathetically converted to retain its historic charm whilst providing spacious and versatile modern family accommodation, this is a property of considerable character and individuality. Benefitting from timber framed double glazed sash windows and gas central heating, the accommodation briefly comprises an entrance hall leading into an impressive open plan kitchen diner, which in turn opens directly into the substantial living room. A trapdoor within the living room provides access to a useful storage area extending beneath the living room and kitchen. Also to the ground floor is a utility room, downstairs shower room and versatile fourth bedroom/sitting room, from which steps lead down to a tanked vaulted cellar. To the first floor are three further double bedrooms, with the principal bedroom benefitting from an en suite shower room, together with the main house bathroom and generous additional storage. Externally, the property benefits from an enclosed garden area and Yorkshire stone driveway providing off road parking.

Situated in this prime part of Ossett, the property is well placed for a range of local amenities including shops and schools, with Ossett's twice-weekly market also within easy reach. The motorway network is readily accessible, making this an ideal location for those travelling further afield.

Only a full internal inspection will truly reveal the space, character and individuality this remarkable home has to offer. An early viewing is highly recommended to appreciate this rare opportunity to acquire a unique piece of local history.




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.

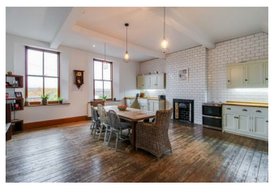
PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

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.

## ACCOMMODATION

### ENTRANCE HALL
Front entrance door leading into the hallway, with original exposed floorboards, timber framed double glazed sash window overlooking the front elevation and central heating radiator. Staircase providing access to the first floor landing, useful understairs storage and recessed spotlights to the ceiling. Doors provide access to the open plan kitchen diner, utility room, bedroom four/sitting room and downstairs shower room.

### KITCHEN DINER
19'7" x 19'6" (5.99m x 5.95m)
A particularly spacious kitchen diner fitted with a bespoke range of wall and base units with solid timber work surfaces over, incorporating a twin Belfast sink with mixer taps. Original fireplace surround with Yorkshire stone hearth, space for a cooker and space for a fridge freezer. Two timber framed double glazed sash windows overlooking the side elevation, two central heating radiators, recessed spotlights and original exposed floorboards. Square archway opening directly into the living room.



### LIVING ROOM
19'9" x 19'9" (6.04m x 6.03m)
An impressive reception room with high ceilings and an abundance of natural light from timber framed double glazed sash windows to the front, rear and side elevations. Feature fireplace incorporating a wood burning stove set on a slate tiled hearth. Original exposed floorboards, two central heating radiators and exposed beam to the ceiling. A trapdoor provides access to a substantial storage area extending beneath the living room and kitchen, offering excellent additional storage and potential for a variety of uses

### UNDERFLOOR STORAGE
Accessed via a trapdoor from the living room and extending beneath much of the living room and kitchen area. Offering considerable additional storage space.

### UTILITY ROOM
10'9" x 6'9" (3.28m x 2.08m)
Fitted with a range of wall and base units with solid timber block work surfaces over, incorporating a sink with mixer tap. Space for a freezer, space and plumbing for a washing machine and space for a tumble dryer. Timber framed double glazed window, central heating radiator and exposed timber floorboards.

### DOWNSTAIRS SHOWER ROOM
10'10" x 5'3" (3.31m x 1.61m)
Fitted with a three piece suite comprising shower enclosure with electric shower, low flush W.C. and pedestal wash basin. Fully tiled shower area, chrome ladder style heated towel radiator and recessed spotlights to the ceiling.

### BEDROOM FOUR/SITTING ROOM
14'7" x 9'0" (4.45 x 2.76)
A versatile ground floor room suitable for use as a bedroom, sitting room or home office. Timber framed double glazed sash windows overlooking the front elevation, central heating radiator and timber flooring. Steps lead down to the vaulted cellar.

### VAULTED CELLAR
12'5" x 8'5" (3.81 x 2.59)
A useful vaulted cellar which has been tanked and could be utilised for a variety of purposes.

### FIRST FLOOR LANDING
Timber flooring and timber framed double glazed velux style roof window overlooking the rear elevation. Doors provide access to three double bedrooms and the house bathroom.

### BEDROOM TWO
15'1" x 10'2" (4.61m x 3.11m)
Timber framed double glazed sash windows overlooking the front and side elevations. Built-in wardrobe, central heating radiator and timber flooring.

### HOUSE BATHROOM
11'3" x 6'6" (3.45m x 1.99m)
Fitted with a three piece suite comprising low flush W.C., pedestal wash basin with tiled splashback and panelled bath. Timber framed double glazed window overlooking the front elevation, chrome ladder style heated towel radiator and recessed spotlights to the ceiling.

### BEDROOM THREE
11'10" x 11'3" (3.63 x 3.43)
Timber framed double glazed sash window overlooking the front elevation. Central heating radiator, timber flooring, loft access and useful built-in storage cupboard over the stairs.

### BEDROOM ONE
15'10" x 14'11" (4.83m x 4.56m)
A generously proportioned principal bedroom with timber framed double glazed sash window overlooking the rear elevation. Timber flooring, central heating radiator, recessed spotlights and loft access. Sliding door providing access to a storage cupboard, double doors to a further storage area and sliding door leading into the en suite shower room.

### EN SUITE SHOWER ROOM
7'9" x 4'0" (2.37m x 1.23m)
Walk-in shower with mixer shower and travertine mosaic tiling within the shower area. Travertine tiled flooring, wash basin set on a timber plinth with tiled splashback and chrome ladder style heated towel radiator. Timber framed double glazed window overlooking the front elevation.

### OUTSIDE
To the front of the property is a Yorkshire stone driveway providing off road parking together with an enclosed garden area.

### PLEASE NOTE
A very small parcel of land situated within the neighbouring school grounds is also included within the property's title.

### 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.

### WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
" We have thoroughly enjoyed living at The Old Church Hall. Before we had children, it was a wonderful home with an abundance of space, and as our family has grown, it has proved ideal. The generous space and flexibility of the property have suited every stage of family life. Vicar Lane, Ossett is a charming and characterful cul-de-sac with a warm, neighbourly atmosphere and a friendly yet peaceful community. Situated close to the local church and within easy reach of nearby playing fields, it enjoys an attractive setting surrounded by historic buildings and open spaces The stone-built homes are in keeping with the character and heritage of the Church and former infant school buildings, creating a distinctive and picturesque environment. One of the things we will miss is the community. The neighbours have been welcoming, helping to create a friendly and safe environment. For families, the nearby infant schools are particularly pleasant and have been a real benefit. From the kitchen and lounge there are fabulous open views across the valley towards the Emley Moor Mast, adding connection with the surrounding countryside. The Old Church Hall has been a truly special place to call home. "