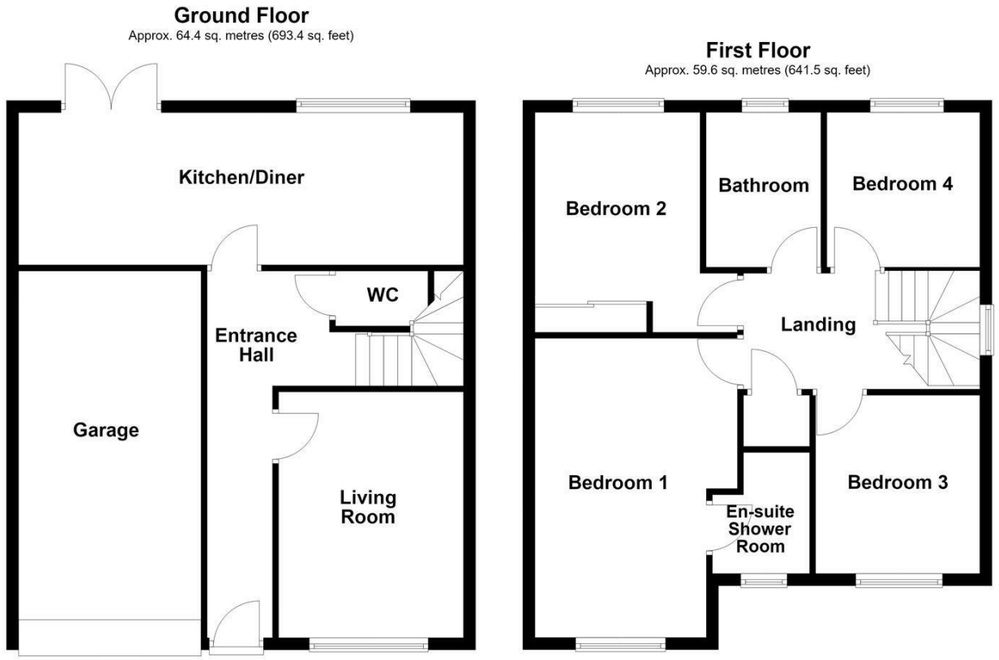


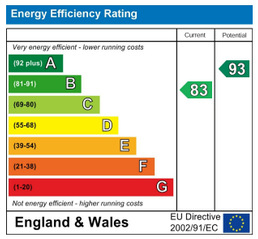
Total area: approx. 124.0 sq. metres (1334.9 sq. feet)

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

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



35 Rock House Way, Ossett, WF5 0BG

For Sale Freehold £395,000

A superb opportunity to purchase this impressive four bedroom detached executive family home, situated within an attractive modern development in the sought after area of Ossett. Beautifully presented throughout and offering spacious, well proportioned accommodation, the property boasts four double bedrooms, en suite facilities, a contemporary kitchen diner, ample off road parking and a landscaped enclosed rear garden.

The accommodation is approached via a spacious and welcoming entrance hall, which provides access to a generous living room and convenient downstairs WC. To the rear of the property is the impressive modern kitchen diner, fitted with a range of integrated appliances and offering ample space for family dining and entertaining. French doors open directly onto the landscaped rear garden, creating an excellent connection between the indoor and outdoor living spaces. To the first floor are four well proportioned double bedrooms, together with a modern three piece family bathroom and useful storage cupboard. The principal bedroom benefits from fitted double wardrobes and its own en suite shower room, while the second bedroom also features fitted double wardrobes. Externally, a double tarmac driveway provides ample off road parking and leads to the integral single garage, which features a manual up and over door. An electric vehicle charging point is conveniently positioned on the external garage wall, while an attractive lawned front garden with neatly planted borders enhances the approach to the property. A paved pathway and timber gate provide access to the beautifully landscaped rear garden. Designed with both family life and entertaining in mind, the garden features a generous paved patio ideal for al fresco dining, overlooking an attractive L-shaped lawn with established planted borders. A timber storage shed is positioned to one corner, while timber panel fencing encloses the garden on all sides, creating a secure and private outdoor space.

The property is conveniently positioned between the sought after areas of Ossett and Horbury, placing a wide range of local shops, amenities and schools within easy reach. Regular bus services provide convenient connections into Wakefield city centre, while the M1 motorway is only a short distance away, making the location particularly well suited to commuters.

Offering generous family accommodation, four double bedrooms and excellent modern living space in a highly convenient location, an early viewing is highly recommended to fully appreciate the quality and lifestyle this impressive home has to offer.



ACCOMMODATION

ENTRNACE HALL
Composite front entrance door leading into the entrance hall. Central heating radiator and programmable thermostat providing control for the ground floor heating. Three doors provide access to the living room, downstairs W.C. and kitchen diner, with a staircase and handrail leading to the first floor landing.

LIVING ROOM
10'0" x 13'5" (3.06m x 4.11m)
UPVC double glazed window overlooking the front elevation and central heating radiator.



W.C.
5'0" x 3'0" (1.54m x 0.93m)
Fitted with a low flush W.C. and wall mounted wash basin with separate taps and tiled splashback. Central heating radiator and wall mounted extractor fan.

KITCHEN/DINER
8'3" x 24'4" (2.52m x 7.44m)
Fitted with a range of high gloss wall and base units with laminate work surfaces over and matching laminate upstands. One and a half bowl stainless steel sink and drainer with mixer tap, integrated fridge with separate integrated freezer below, integrated oven and grill, four ring gas hob with glass splashback and extractor hood above. Space and plumbing for a washing machine and dishwasher beneath the work surfaces. UPVC double glazed window overlooking the landscaped rear garden, central heating radiator and combination boiler housed within one of the kitchen cupboards. UPVC double glazed French doors with integral blinds open directly onto the rear garden.



FIRST FLOOR LANDING
UPVC double glazed window overlooking the side elevation, loft access and six doors providing access to four bedrooms, the house bathroom and a useful storage cupboard.

BEDROOM ONE
16'8" x 10'11" (5.09m x 3.35m)
UPVC double glazed window overlooking the front elevation and central heating radiator. Built-in double wardrobe with mirrored sliding doors and programmable thermostat providing zoned heating control. Door providing access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.
7'3" x 5'7" (2.23m x 1.71m)
Fitted with a larger than average shower enclosure with sliding glazed doors and mixer shower, with fully tiled walls within the shower area. Pedestal wash basin with mixer tap and tiled splashback, low flush W.C. and central heating radiator. Frosted UPVC double glazed window overlooking the front elevation and wall mounted extractor fan.



BEDROOM TWO
11'10" x 10'11" (3.63m x 3.34m)
UPVC double glazed window overlooking the rear elevation and central heating radiator. Built-in double wardrobe with mirrored sliding doors.



BEDROOM THREE
9'8" x 8'11" (2.97m x 2.73m)
UPVC double glazed window overlooking the front elevation and central heating radiator.

BEDROOM FOUR
8'5" x 8'6" (2.59m x 2.61m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BATHROOM/W.C.
8'4" x 6'3" (2.56m x 1.91m)
Fitted with a three piece suite comprising low flush W.C., panelled bath with mixer tap and separate electric shower over with folding glazed shower screen, and pedestal wash basin with chrome mixer tap and tiled splashback. Fully tiled walls around the bath area, central heating radiator, wall mounted extractor fan and frosted UPVC double glazed window overlooking the rear elevation.



OUTSIDE
To the front is a double width tarmacadam driveway providing off road parking for two vehicles, together with an attractive lawned garden with pebbled border and established privet hedging leading to the integral single garage with manual up and over door provides further parking or storage. A paved pathway runs along the side of the property with low maintenance pebbled borders and an electric vehicle charging point mounted to the garage wall. The rear garden is attractively landscaped and incorporates a timber decked patio area, ideal for outdoor dining and entertaining. Beyond is an L-shaped lawned garden with planted borders to two sides and timber panel fencing providing enclosure on all three boundaries. A small timber garden shed provides useful storage.



COUNCIL TAX BAND
The council tax band for this property is E.

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.

LEASEHOLD
The service charge is tbc and ground rent tbc. The remaining term of the lease is tbc (2026). A copy of the lease is held on our file at the Ossett office.

PLEASE NOTE
We have been advised that the vendor is currently in the process of purchasing the freehold interest, which will be transferred to the purchaser upon completion of the sale.