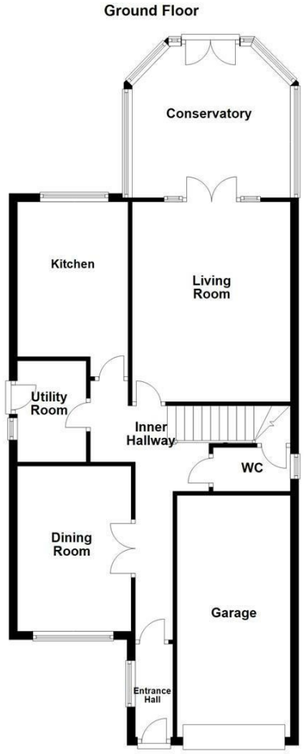
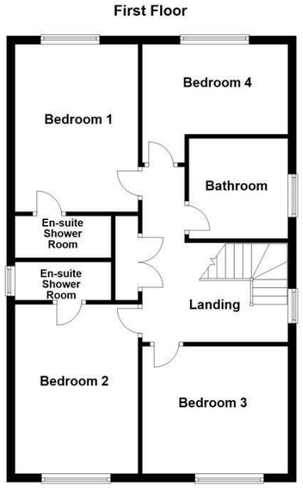


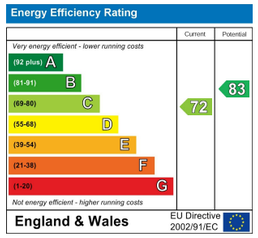


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

27 Tolson Street, Ossett, WF5 9QH

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

Deceptive from the front, this superbly appointed and spacious four bedroom detached family home is set within a select cul de sac in a sought after area of Ossett. Beautifully presented throughout, the property benefits from UPVC double glazing and gas central heating, offering versatile and well proportioned living accommodation ideal for the growing family.

The accommodation briefly comprises a welcoming entrance hallway with a downstairs w.c., a modern fitted kitchen, a generous lounge, a separate dining room, a utility room and a bright conservatory overlooking the rear garden. A staircase leads to the first floor landing, providing access to four well proportioned bedrooms, two of which benefit from contemporary en suite shower rooms, in addition to a stylish family bathroom. Externally, the property boasts a block paved driveway to the front providing ample off street parking leading to the garage. While to the rear there is an attractive lawned garden incorporating a stone flagged patio area, ideal for outdoor dining and entertaining.

Situated in a prime part of Ossett, the property is well placed for access to a range of local amenities including shops, highly regarded schools, and regular bus routes, as well as excellent commuter links via the nearby motorway network.

A truly fantastic family home that must be viewed internally to fully appreciate the space, quality, and setting on offer. Early viewing is highly recommended to avoid disappointment.

ACCOMMODATION

ENTRANCE HALL
Front door into the entrance hall with a radiator, laminate flooring, coving to the ceiling, and a UPVC double glazed window to the side. Door leads into the hallway.

INNER HALLWAY
Stairs to the first floor landing, double doors to the dining room, door to the downstairs w.c., radiator, coving to the ceiling and doors leading to the utility room, lounge, and kitchen.

DINING ROOM
9'0" x 13'1" (2.75m x 3.99m)
Radiator, coving to the ceiling, laminate flooring and UPVC double glazed window to the front.

W.C.
Low flush w.c., wash basin over cupboards, wood effect flooring, part tiled walls, heated chrome towel radiator and UPVC double glazed frosted window to the side. Door to understairs storage.

UTILITY ROOM
6'4" x 7'11" (1.94m x 2.42m)
Fitted with a range of modern white gloss wall and base units with work surfaces over incorporating stainless steel sink and drainer with mixer tap. Plumbing for washing machine, wood effect flooring, UPVC door to the side and UPVC window to the side. Coving to the ceiling and part tiled walls.

KITCHEN
12'3" x 8'11" (3.74m x 2.73m)
A stylish and contemporary fitted kitchen comprising white gloss wall and base units with matching work surfaces, incorporating a 1.5 stainless-steel sink and drainer. Includes integrated range cooker space, stainless steel cooker hood above, integrated fridge, integrated freezer, full height integrated wine cooler, integrated dishwasher and integrated combi microwave. Quartz splashback tiles to walls, coving to the ceiling, contemporary portrait radiator, recessed spotlights, herringbone wood effect flooring UPVC and double glazed window to the rear.

LIVING ROOM
16'3" x 12'2" (4.96m x 3.73m)
Coving to the ceiling, radiator, laminate flooring, and gas fire with marble back and wood surround. UPVC double glazed French doors open into the conservatory with window panels either side.

CONSERVATORY
12'7" (max) x 10'4" (3.84m (max) x 3.17m)
Fully UPVC double glazed construction on a brick built base with French doors leading to the rear garden. Fully tiled flooring and two radiators.

FIRST FLOOR LANDING
Coving to the ceiling, radiator, UPVC double glazed frosted window to the side, built in airing cupboard, and loft access. Doors lead to four bedrooms and the family bathroom.

BEDROOM ONE
13'2" x 9'7" (4.03m x 2.94m)
Radiator, UPVC double glazed window to the rear, coving to the ceiling, fitted wardrobes and drawers to two walls and door to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
7'8" x 3'2" (2.35m x 0.97m)
Low flush w.c., concealed wash basin with vanity cupboard, shower cubicle with mixer shower, fully tiled walls, wood effect flooring, recessed spotlights and UPVC double glazed frosted window to the side.

BEDROOM TWO
9'7" x 13'11" (2.94m x 4.26m)
Coving to the ceiling, radiator, UPVC double glazed window to the front and door leading to an en suite shower room.

EN SUITE SHOWER ROOM/W.C.
3'2" x 7'8" (0.99m x 2.35m)
Shower cubicle with mixer shower, low flush w.c., wash basin over vanity cupboard, fully tiled walls, wood effect flooring, recessed spotlights and UPVC double glazed frosted window to the side.

BEDROOM THREE
9'8" x 11'8" (2.96m x 3.56m)
Radiator, coving to the ceiling and UPVC double glazed window to the front.

BEDROOM FOUR
11'8" x 6'5" (3.56m x 1.96m)
Coving to the ceiling, radiator and UPVC double glazed window to the rear.

BATHROOM/W.C.
8'1" x 8'9" (2.47m x 2.69m)
A stylish three piece suite including a roll top bath with claw feet, low flush w.c., and wash basin over vanity cupboards. Separate shower cubicle with mixer shower and handheld attachment, part tiled walls, wood effect flooring, heated chrome towel radiator, recessed spotlights and UPVC double glazed frosted window to the side.

OUTSIDE
To the front, a block paved driveway provides off street parking for three to four vehicles and leads to a garage with up and over door. To the rear, there is a lawned garden incorporating an Indian stone flagged patio terrace, ideal for outdoor dining and entertaining.

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.