



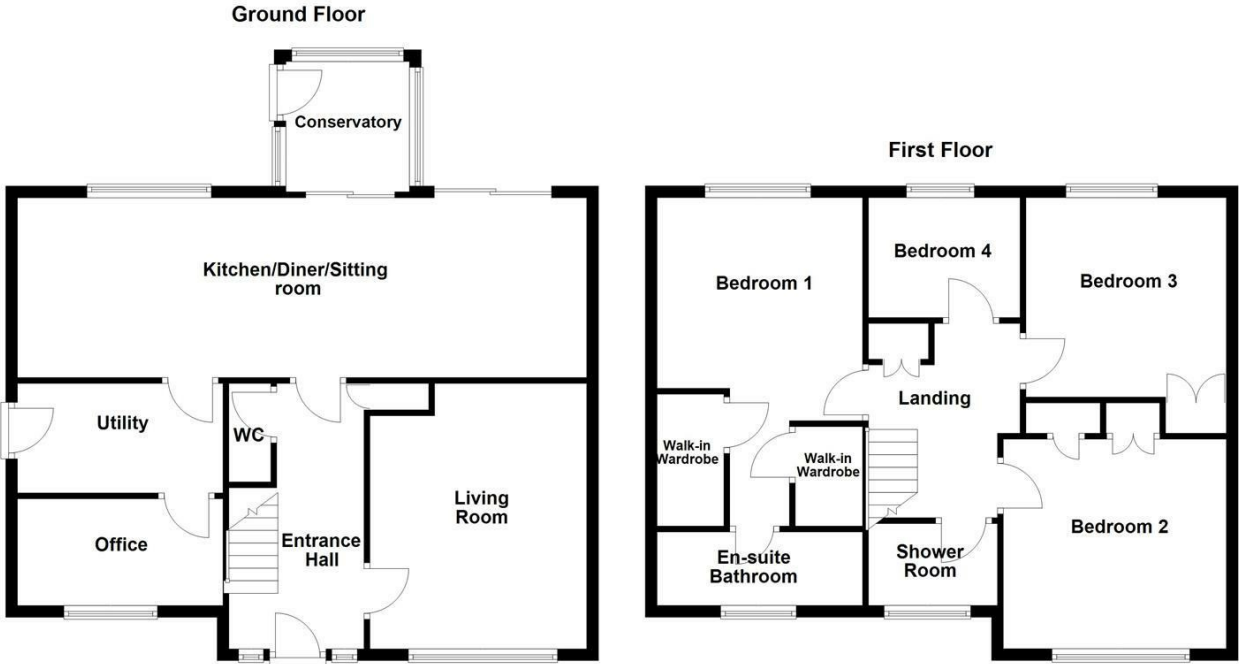
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

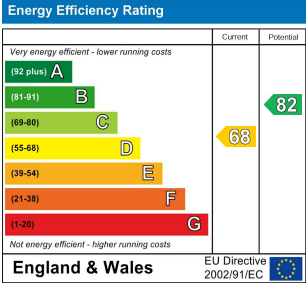


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



39 Kingsway Close, Ossett, WF5 8DY

For Sale Freehold £390,000

Offered to the market is this substantially extended, four bedroom semi detached family home, pleasantly situated within a sought after residential area of Ossett and occupying a generous south-east facing corner plot.

The well-presented accommodation briefly comprises of an entrance hall leading into a welcoming living room, access to a downstairs WC, and an impressive open plan kitchen diner and sitting area. The kitchen is fitted with a range of high-specification integrated appliances and benefits from a breakfast bar, with the sitting area enjoying views over the landscaped, south-east facing rear garden. The ground floor further features a conservatory with an insulated roof, a separate utility room, and a useful office/study, ideal for home working. To the first floor are four bedrooms, three of which are generous doubles, along with a modern house shower room. The principal bedroom benefits from two walk in wardrobes and a contemporary four piece en-suite bathroom. Additional storage is available throughout the property. Externally, the property boasts a sweeping tarmac driveway providing ample off road parking, a turfed front garden, and gated side access. To the rear is a fully enclosed, landscaped garden featuring a flagged patio area, lawn, and decked seating area, with access to a prefabricated garage, ideal for storage. The garden enjoys a desirable south-east facing aspect.

Further benefits include UPVC double glazing, gas central heating throughout, and a high standard of presentation. The property is ideally suited to growing or larger families, offering excellent access to motorway links, local shops and amenities, and a range of popular primary, secondary, and sixth form schools in Ossett and the surrounding areas.

Early viewing is highly recommended to fully appreciate the quality, space, and location this exceptional home has to offer.



ACCOMMODATION

ENTRANCE HALL

Accessed via a composite door with frosted double glazed panels to either side. The hallway features oak effect laminate flooring, stairs rising to the first floor landing, a centrally heating radiator, built in storage, and access to the downstairs WC, living room and the kitchen/diner/sitting room.

LIVING ROOM

14'9" x 12'1" [4.52m x 3.69m]
UPVC double glazed window to the front, central heated radiator and an electric fireplace with a marble surround.



DOWNSTAIRS W.C.

5'3" x 2'4" [1.62m x 0.72m]
Fitted with tiled flooring and a central heating radiator. Low flush WC, and a hand wash basin set within a vanity unit with storage cupboards and tiled splashback.

OPEN PLAN KITCHEN/DINER/SITTING ROOM

31'11" x 10'1" [9.75m x 3.08m]
UPVC double glazed window to the rear, spotlights, door into the utility room, oak effect laminate flooring, central heating radiator. A range of shaker style wall and base units with laminate work surfaces. Integrated appliances include a Neff double oven, Neff microwave, integrated fridge, Neff gas hob with extractor above, and dishwasher.

Further features include a ceramic sink with mixer tap and drainer, tiled splashbacks, integrated bins, and a breakfast island with storage below. The dining area provides access to the conservatory, while the sitting area benefits from two central heating radiators and UPVC double glazed sliding doors opening onto the rear garden.

CONSERVATORY

7'5" x 6'7" [2.27m x 2.01m]
UPVC double glazed door leading to the rear garden, a range of UPVC double glazed windows surrounding, central heating radiator, tiled flooring.



UTILITY ROOM

11'6" x 5'6" [3.53m x 1.69m]
UPVC double glazed barn door to the side, door into the office, central heating radiator, spotlights, oak effect laminate flooring. Wall and base units with butcher block style work surfaces, ceramic sink with mixer tap and drainer, space and plumbing for washing machine and tumble dryer.

OFFICE

11'6" x 5'3" [3.53m x 1.62m]
UPVC double glazed widow to the front, central heating radiator, oak effect laminate flooring.

FIRST FLOOR LANDING

Providing access to four bedrooms and the family shower room, with built in storage cupboards and loft access via pull down ladder.

BEDROOM ONE

11'5" x 18'5" [max] x 12'1" [min] [3.48m x 5.63m [max] x 3.69m [min]]
UPVC double glazed window to the rear, central heating radiator, two walk in wardrobes, and access into the en suite bathroom.



EN SUITE BATHROOM

11'5" x 5'6" [3.49m x 1.68m]
Frosted UPVC double glazed window to the front, chrome heated towel rail, extractor fan, spotlights, laminate flooring, fully tiled. Panelled bath with mixer tap and pull out shower attachment, walk in shower with glass panels and mixer shower, hand wash basin set within a vanity unit and a low flush WC.



BEDROOM TWO

11'10" x 12'8" [3.61m x 3.88m]
UPVC double glazed window to the front, central heating radiator, built in wardrobe.



BEDROOM THREE

11'3" x 10'3" [3.43m x 3.13m]
UPVC double glazed window to the rear, central heating radiator, built in wardrobes.

BEDROOM FOUR

7'3" x 7'1" [2.21m x 2.18m]
UPVC double glazed window to the rear, central heating radiator.

SHOWER ROOM

6'8" x 5'7" [2.04m x 1.71m]
Frosted UPVC double glazed window to the front, chrome heated towel rail, extractor fan, fully tiled. Fitted with a shower enclosure with mixer shower and attachment, low flush WC, hand wash basin with mixer tap and tiled splashback.



OUTSIDE

To the front of the property is a sweeping tarmac driveway with a lawned front garden, enclosed by raised shrub borders. A side entrance gate provides access to the rear garden. The rear garden is fully landscaped and enjoying a south east facing aspect. The garden features a flagged patio area, timber fencing, lawned sections, timber decked seating area, and access to a detached prefabricated garage.



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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

PLEASE NOTE - RELATIVE OF EMPLOYEE

Under the Estate Agency Act 1974, we will point out that the vendor in this instance is a relative of an employee of Richard Kendall Estate Agent.

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.