



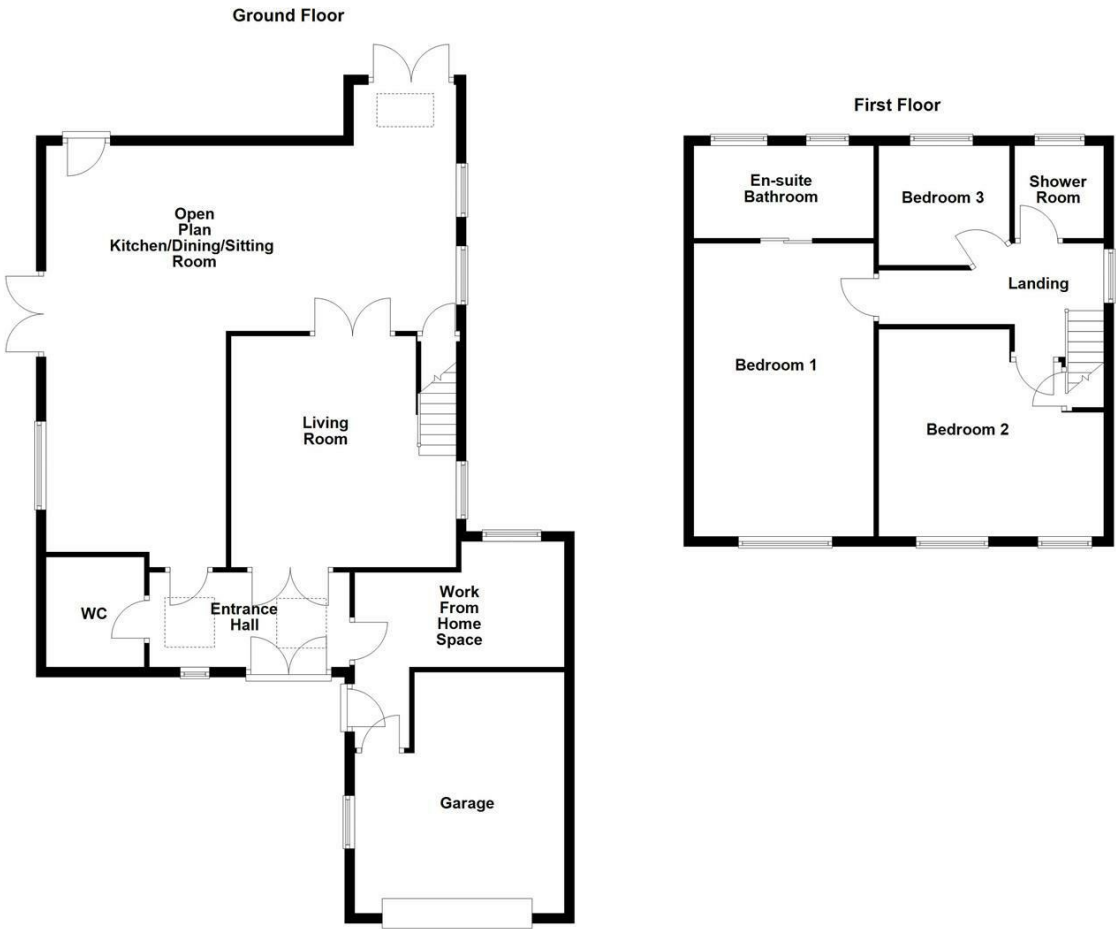
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OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

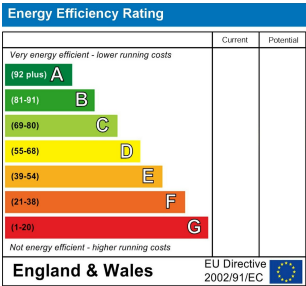


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



7 Heather View, Ossett, WF5 8QW

For Sale Freehold Guide Price £475,000 - £485,000

Nestled at the end of a pleasant cul de sac in the sought after town of Ossett, this beautifully extended three bedroom (formerly four) detached family home is presented to an exceptional standard throughout. Designed with modern living in mind, it combines generous reception space with a seamless indoor-outdoor flow, a versatile work-from-home space, a spacious driveway a thoughtfully landscaped rear garden complete with an outdoor kitchen, bar and hot tub canopy.

Inside, the ground floor comprises a welcoming entrance hall with access to a downstairs w.c., a stunning open-plan kitchen/dining/sitting area, a separate living room, and the dedicated work-from-home space. The open plan living area opens directly onto the side and rear gardens, creating a true sense of indoor-outdoor living, while under-stair storage ensures everyday practicality. The first floor features three well proportioned bedrooms, including a superb principal suite with a discreet pocket door leading to a luxury en suite bathroom. Bedroom two benefits from a useful over stairs storage cupboard, while a stylish family shower room serves the floor. The property formerly had four bedrooms and could be easily converted back, if required. Externally, the property continues to impress. The front elevation offers an expansive block paved driveway leading to the integral garage and main entrance, framed by slate beds and mature planting. To the side, one garden is laid to lawn and enclosed by timber fencing, while the other provides a low maintenance block paved area with a timber shed. The rear garden is a beautifully tiered space, featuring stone paved seating areas, artificial lawn, a timber summer house with power and lighting, and covered entertaining zones, including a built-in bar and outdoor kitchen with grill, pizza oven, fridge/freezer, and sink.

Ossett itself is a thriving and family friendly town, ideally located for schools, shops, and amenities, with the town centre within walking distance. Excellent transport links include local bus routes to Wakefield, Dewsbury, and surrounding areas, as well as easy access to the M1 motorway for those needing to commute further afield.

This superbly presented, turn-key property is ready to move straight into and will suit a wide variety of buyers. An early viewing is strongly advised to fully appreciate the quality it offers.



ACCOMMODATION

ENTRANCE HALL

13'3" x 6'11" [4.04m x 2.13m]

Double doors providing access from the front, two Velux skylights, curved ceiling with spotlighting and a UPVC double-glazed window to the front. Set of double doors to the living room, door to the open plan kitchen/dining/sitting room and door to the downstairs w.c.

W.C.

6'5" x 7'0" [1.97m x 2.15m]

UPVC window to the front, column central heating radiator, pull chain high flush w.c., fitted base units with a ceramic Belfast sink and mixer tap, and oak work surface. Half tiling in a subway style.

LIVING ROOM

15'3" x 14'11" max x 12'1" min [4.66m x 4.55m max x 3.7m min]

Set of double doors to the open plan kitchen/dining/living room, UPVC double glazed window to the side, two column central heating radiators, decorative panelling to the walls, curved ceiling, and ceiling rose. Stairs with glass balustrade to the first floor landing. Gas fireplace with marble hearth, tiled surround and wooden mantle.



OPEN PLAN KITCHEN/DINING/LIVING ROOM

27'2" x 26'10" max x 10'9" min [8.3m x 8.2m max x 3.28m min]

Kitchen area with a range of wall and base shaker style units with oak work surfaces, composite 1.5 sink and drainer with mixer tap, tiled splashback, four ring gas hob with stainless steel extractor hood, integrated wine cooler, dishwasher, oven, microwave, fridge/freezer, and breakfast bar. Three UPVC double-glazed windows [two to the side, one to the rear], UPVC French doors to the rear garden and a composite rear door. Two column central heating radiators, spotlighting to the ceiling, live flame effect electric fireplace set in a media wall and partial coving to the ceiling.



WORK FROM HOME SPACE

13'9" x 11'7" max x 6'4" min [4.2m x 3.55m max x 1.95m min]

UPVC double glazed window to the rear, column central heating radiator, access doors from the entrance hall, external access door, and door through to the garage. Decorative panelling to the walls, spotlighting to the ceiling, base units with laminate work surface over, and an inset stainless steel sink with mixer tap. Integrated washing machine.

FIRST FLOOR LANDING

Loft access, column central heating radiator, decorative panelling to the walls, UPVC double glazed window to the side, and doors to three bedrooms and the shower room.

BEDROOM ONE

19'4" x 11'3" [5.9m x 3.45m]

UPVC double glazed window to the front, coving to the ceiling, column central heating radiator, range of fitted wardrobes with partially mirrored doors and fitted vanity unit. Partial loft access.



EN SUITE SHOWER ROOM/W.C.

11'2" x 6'2" [3.42m x 1.88m]

Accessed via pocket door. Two frosted UPVC double glazed windows to the rear, spotlighting, extractor fan, low flush w.c., his-and-hers sinks with storage below, column central heating radiator, shower cubicle with rainfall overhead shower, handheld attachment, and water jets. Panelled bath with mixer tap and built-in water jets. Fully tiled.



BEDROOM TWO

14'11" x 14'3" max x 7'1" min [4.55m x 4.35m max x 2.43m min]

Two UPVC double glazed windows to the front, coving to the ceiling, two column central heating radiators and an overstairs storage cupboard.



BEDROOM THREE

8'6" x 7'10" max x 6'3" min [2.6m x 2.41m max x 1.91m min]

UPVC double glazed window to the rear and central heating radiator.

SHOWER ROOM W.C.

6'2" x 5'10" [1.9m x 1.8m]

Frosted UPVC double-glazed window to the rear, spotlighting, extractor fan, low-flush WC, black ceramic sink with mixer tap and storage below, column central heating radiator, and shower cubicle with rainfall overhead shower, handheld attachment, and angled glass screen. Full tiling with marble-look and bronze metallic herringbone tiles.



OUTSIDE

To the front is a landscaped garden with slate beds, mature shrubs, and flowers, alongside an expansive block paved driveway providing parking for several vehicles leading to the garage providing a work from home space. The rear garden is tiered: the lower level offers a stone-paved patio, ideal for outdoor dining, while the upper level is laid with artificial lawn and incorporates slate beds and planting. A timber summer house with canopy, a second canopy housing a plumbed in hot tub, and a built-in home bar. To one side, there is a lawned garden while the other side offers a low maintenance block paved area with timber shed. The garden also benefits from an outdoor kitchen with grill, pizza oven, fridge/freezer, and sink. The summer house has power and lighting.



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.