



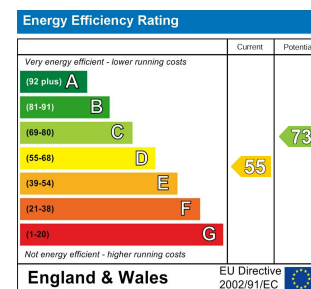
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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take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

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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.



18/20 Blue Butts, Ossett, WF5 8PN

For Sale Freehold £860,000

Nestled away in a backwater location boasting simply stunning views of open countryside towards Emley Mast and situated within a substantial plot measuring 1.11 acres [0.44 hectares] is this substantial five bedroom detached period house (former warehouse) dating back to 1870 with adjoining cottage, which could be used as an annex, to generate rental income or even to incorporate into the main property, subject to permissions. In addition there is also a good size warehouse, measuring approximately 1200 sq ft and could be used for a variety of purposes subject to consents.

The accommodation briefly comprises entrance porch, entrance hallway, breakfast room, kitchen, utility room, large dining room, living room, conservatory and downstairs w.c. To the first floor there are five bedrooms and the main house bathroom/w.c. In addition the attached cottage, 18 Blue Butt, comprises entrance hall, store room, kitchen/living/dining room, first floor, bedroom and wet room/w.c. Immediately to the front there is gated access onto a block paved driveway and a courtyard setting providing ample off road parking, car port and substantial warehouse. Adjacent to the entrance there is a good size parcel of land. Lawned gardens and brick built garage with electric door/key fob operated. A substantial three tiered lawned garden incorporating Orchard, fruit trees, ornate pond and takes full advantage of the stunning panoramic views.

Situated within the popular and sought after location of Ossett the property is well placed for local amenities including shops and good schools, local bus routes are nearby. There is good access to the motorway network for the commuter.

A fantastic opportunity for the growing family to require themselves this unique and wonderful property with the added benefit of an attached cottage and substantial outbuilding. Offering huge potential throughout only a full internal and external appraisal will fully reveal all the property has to offer.



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**20 BLUE BUTTS
ACCOMMODATION**

PORCH
UPVC entrance door, door into the entrance hallway, double glazed window to either side.

ENTRANCE HALLWAY
Door to cloakroom w.c., doors to the separate dining room and breakfast room, staircase to the first floor landing with understairs storage.

BREAKFAST ROOM
6'10" x 11'5" [2.10m x 3.49m]
UPVC double glazed window to the front, radiator. Squared archway into the kitchen.

KITCHEN
12'7" x 7'11" [3.84m x 2.43m]
A range of wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer with mixer tap, integrated oven and grill, four ring gas hob, tiled splashbacks, tiled floor, UPVC double glazed window to the rear, drawers, integrated fridge, integrated slimline dishwasher, radiator, door into the utility room.



UTILITY ROOM
11'5" x 11'3" [3.48m x 3.44m]
UPVC entrance door. A range of wall and base units with work surface over incorporating stainless steel sink and drainer with mixer, space for fridge freezer, plumbing for washing machine, space for a dryer, UPVC double glazed window to the front, UPVC double glazed

window to the rear, splashback tiles, fitted storage cupboard, folding door to further storage, boiler.

DOWNSTAIRS W.C.
Low flush w.c., pedestal wash basin with tiled splashback, tiled floor, heated chrome towel radiator and UPVC double glazed frosted window to the rear.

DINING ROOM
16'4" x 15'3" [4.98m x 4.65m]
UPVC double glazed windows to the front and rear, two radiators, wooden beams, gas fire with brick built back, door with steps leading down to the living room.

LIVING ROOM
15'0" x 16'2" [4.59m x 4.93m]
UPVC double glazed window to the front, radiator, detailed cornice to the ceiling, two radiators, gas fire with marble back and hearth within attractive surround, deep skirting, French doors into the conservatory.



CONSERVATORY
14'0" max x 11'11" max [4.27m max x 3.65m max]
UPVC double glazed construction with French doors to the front, two wall mounted gas heaters.



FIRST FLOOR LANDING
Loft access, UPVC double glazed window to the rear, door to the airing cupboard, door to the further landing area, doors to three bedrooms and bathroom/w.c.

BEDROOM ONE
14'0" to wardrobes x 8'10" [4.28m to wardrobes x 2.70m]
Built in wardrobes to one wall, UPVC double glazed window to the front, radiator, coving to the ceiling, dressing table area.



BEDROOM FOUR
8'8" x 9'9" [2.66m x 2.98m]
UPVC double glazed window to the front, radiator, built in wardrobes.

BEDROOM FIVE
6'3" x 9'9" [1.91m x 2.98m]
UPVC double glazed window to the rear, radiator, built in double wardrobe.

BATHROOM/W.C.
5'5" x 8'6" [1.67m x 2.60m]
Low flush w.c., wash basin over pedestal, panelled bath with mixer shower over, tiled walls and floor, UPVC double glazed frosted window to the front, heated towel radiator, recess ceiling spotlights.



FURTHER LANDING AREA
Dressing table area, further UPVC double glazed window to the rear, doors to two further bedrooms

BEDROOM TWO
8'3" x 14'1" [2.53m x 4.30m]
Built in wardrobe to one wall, radiator, coving to the ceiling, UPVC double glazed window to the side taking advantage of the stunning panoramic views.

BEDROOM THREE
7'8" max x 11'6" max [2.35m max x 3.53m max]
UPVC double glazed window to the front, radiator, coving to the ceiling.

OUTSIDE
Accessed via a shared private lane with vehicular access. Wooden gates provide access onto a block paved driveway providing ample off road parking. Lawned garden to the front with plants and shrub. Brick built garage with electric door, further storage to the side, adjacent to the side of the property is a good size enclosed garden, which could be used for variety of purposes and incorporates flagged patio area. Enjoying a courtyard setting with slate tiled carport. Access to 18 Blue Butts. To the rear there is an extremely large tiered garden well stocked with an array of plants, trees and shrubs bordering and an Orchard with a variety of fruit trees, ornate pond. Simply stunning breathtaking views over adjoining countryside and also Emley Mast.

WAREHOUSE
35'3" x 34'4" [10.76m x 10.49m]
A good size outbuilding, which could be used for a variety of purposes subject to planning consents. Two UPVC double glazed windows to either side and two UPVC double glazed windows to the rear.

18 BLUE BUTTS
This property could provide annex accommodation or can generate rental income. There is also the possibility that the property could be incorporated into the main property subject to the necessary permissions.

ACCOMMODATION
ENTRANCE HALL
UPVC entrance door, understairs storage, door into the kitchen/dining/living room.

KITCHEN/DINING/LIVING ROOM
16'1" x 10'4" min x 14'10" max [4.92m x 3.16m min x 4.53m max]
UPVC double glazed windows to the front and rear, radiator, kitchen area with wall and base units with work surface over, stainless steel sink and drainer with mixer tap, four ring gas hob, integrated oven and grill, boiler, door to the rear entrance.



REAR ENTRANCE HALL
UPVC door, radiator, stairs to the first floor landing.

FIRST FLOOR LANDING
BEDROOM
10'7" x 14'11" max [3.24m x 4.56m max]
UPVC double glazed window to the front, radiator, electric fire, side door, door to the store room, loft access.

WET ROOM/W.C.
5'5" x 11'8" [1.66m x 3.57m]
Low flush w.c., pedestal wash basin and UPVC double glazed frosted window to the front. Electric shower, part tiled walls, heated chrome towel radiator, recess ceiling spotlights.

COUNCIL TAX BAND
The council tax band for 20 Blue Butts C and the council tax band for 18 Blue Butts is A.

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.