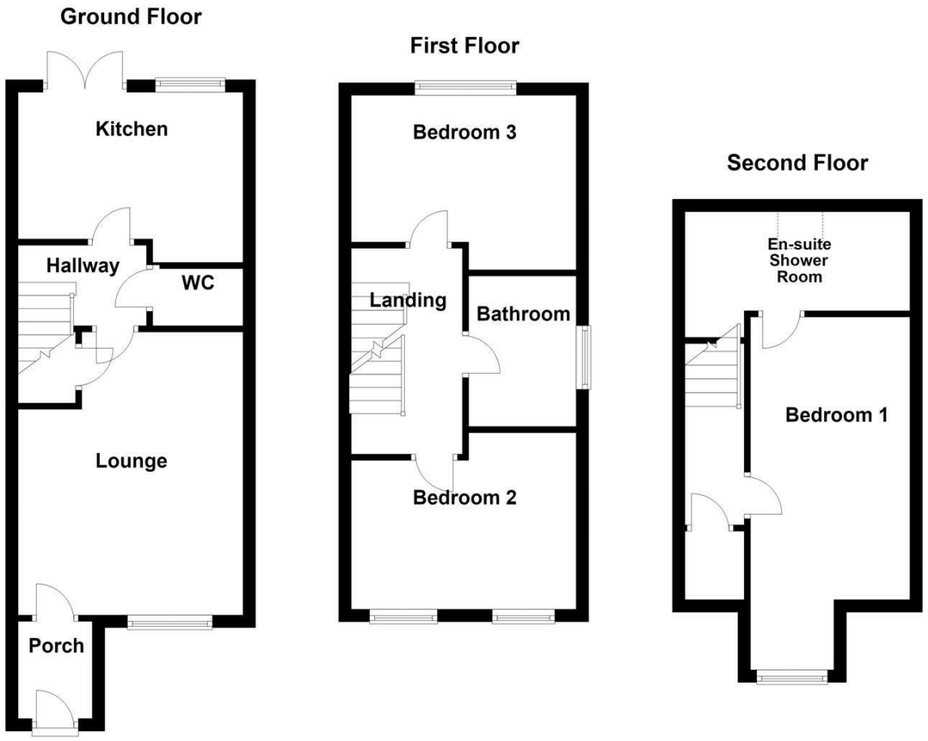
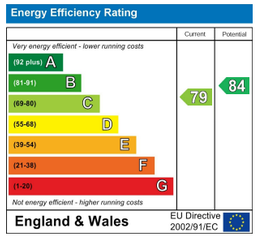


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



26 Rock House Way, Ossett, WF5 0BG

For Sale Leasehold £265,000

Occupying a pleasant cul de sac position is this beautifully presented three bedroom semi detached home, offering spacious and versatile accommodation arranged over three floors. Benefitting from a principal bedroom with en suite facilities, a modern kitchen diner, off road parking for two vehicles and an attractive enclosed rear garden, this delightful home is ideally suited to first time buyers, professional couples and growing families alike.

The accommodation briefly comprises a welcoming entrance porch leading into a spacious living room, providing a comfortable setting for everyday relaxation. The ground floor also benefits from a convenient downstairs WC and a well appointed kitchen diner, offering an excellent space for family meals and entertaining. To the first floor, the landing provides access to two well proportioned bedrooms and a contemporary family bathroom. A further staircase leads to the second floor, where the principal bedroom enjoys its own en suite shower room, creating a private retreat away from the main living accommodation. Externally, the property benefits from two off road parking spaces to the front. To the rear is an attractive enclosed garden, featuring a patio seating area ideal for al fresco dining and outdoor relaxation, together with space for family enjoyment.

Conveniently positioned within easy reach of local shops, schools and everyday amenities, the property also benefits from excellent access to the motorway network, making it particularly appealing to those commuting further afield.

Offering an excellent combination of modern accommodation, practical outdoor space and a convenient location, this attractive home is ready to move into and enjoy. An early internal viewing is highly recommended to fully appreciate all that this property has to offer.

Zoopla.co.uk rightmove arla | propertymark PROTECTED naea | propertymark PROTECTED The Property Ombudsman



ACCOMMODATION

ENTRANCE HALL
Front entrance door leading into the hallway, central heating radiator and door leading through into the lounge.

LOUNGE
14'9" x 11'11" (4.51m x 3.64m)
UPVC double glazed window overlooking the front elevation. Central heating radiator, carpeted flooring, useful understairs storage cupboard. Door leading through into the inner hallway.



INNER HALLWAY
Staircase providing access to the first floor landing. Access to the downstairs W.C.

W.C.
4'4" x 3'7" (1.34m x 1.10m)
Fitted with a two piece suite comprising low flush W.C. and wash hand basin with mixer tap and tiled splashback. Central heating radiator and inset spotlights to the ceiling.

KITCHEN/DINER
11'9" x 8'9" (3.59m x 2.69m)
UPVC double glazed windows overlooking the rear elevation. UPVC double glazed door providing access to the rear garden. Fitted with a modern range of wall and base units with wood effect laminate work surfaces over. Four ring gas hob with integrated oven and extractor hood above. One and a half bowl stainless steel sink and drainer. Space for a fridge freezer and space and plumbing for a washing machine. Tiled flooring and central heating radiator.

FIRST FLOOR LANDING
Central heating radiator. Doors provide access to two bedrooms and the family bathroom. Staircase providing access to the second floor.

BEDROOM ONE

BEDROOM TWO
11'10" x 10'5" (3.62m x 3.18m)
Two UPVC double glazed windows overlooking the front elevation. Central heating radiator and carpeted flooring.



BEDROOM THREE
9'8" x 8'10" (2.96m x 2.71m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator and carpeted flooring.

HOUSE BATHROOM
7'10" x 5'6" (2.41m x 1.69m)
Frosted UPVC double glazed window overlooking the side elevation. Fitted with a three piece suite comprising low flush W.C., wash hand basin with mixer tap and tiled splashback, and panelled bath with wall mounted shower over and glazed shower screen. Central heating radiator and inset spotlights to the ceiling.



SECOND FLOOR LANDING
Access to the principal bedroom and useful built-in storage cupboard.

BEDROOM ONE
16'3" x 8'6" (4.97m x 2.60m)
UPVC double glazed window overlooking the front elevation. Central heating radiator, carpeted flooring and door providing access into the en suite shower room.



EN SUITE SHOWER ROOM
11'2" x 4'11" (3.41m x 1.52m)
Velux style roof window overlooking the rear elevation. Fitted with a three piece suite comprising low flush W.C., wash hand basin with mixer tap and tiled splashback, and corner shower enclosure with wall mounted shower and glazed sliding screen. Central heating radiator.



OUTSIDE
There is a driveway providing off road parking to the side, together with a further parking space to the front of the property. To the rear is a flagged patio seating area with artificial lawn beyond. Steps lead down to a further low maintenance patio area with space for storage to the side. Side gated access leads towards the driveway.



WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"I love how how the property / street is very quiet and has lovely neighbourhood. The location of the property is perfect for either entering Ossett or Horbury."

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.

LEASEHOLD
The service charge is £155 (pa) and ground rent £224 (pa). The remaining term of the lease is 987 years (current year). A copy of the lease is held on our file at the Ossett office.