



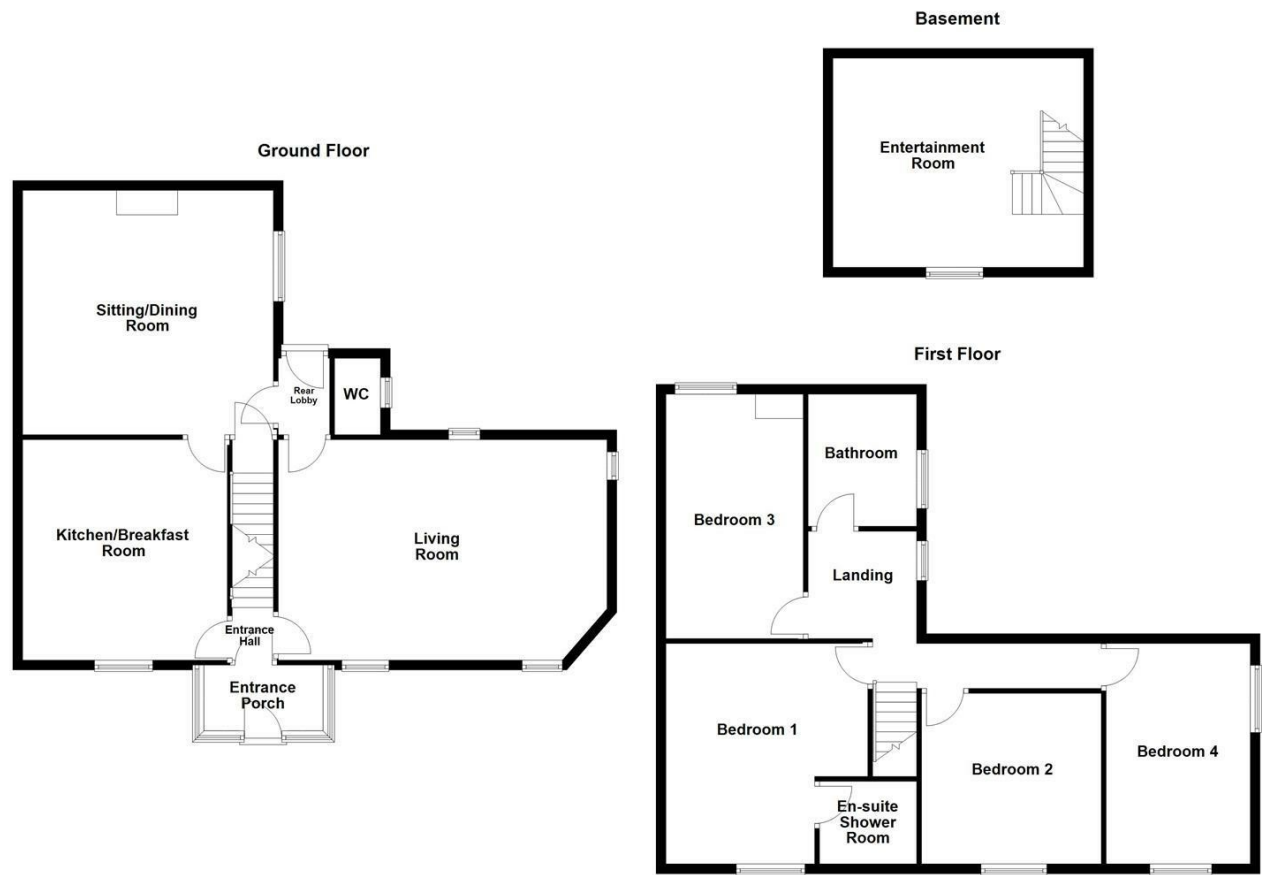
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HORBURY  
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01977 798 844



**14 West Wells Road, Ossett, WF5 8PH**

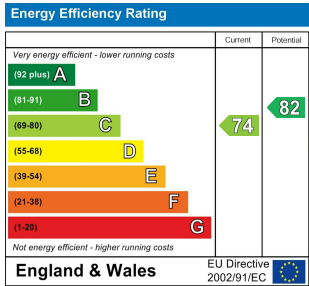
**For Sale Freehold £549,950**

Originally configured as two separate flats, this exceptional property has been comprehensively renovated to create a cohesive and impressive family home, blending generous space with contemporary style and modern living. Occupying a corner plot position and finished to a high specification throughout, the property offers versatile accommodation across two floors.

The ground floor comprises an entrance porch leading into a welcoming hallway, a brand new contemporary breakfast kitchen, a separate dining room or sitting room, a spacious living room, rear lobby and downstairs WC. From the dining room or sitting room, a staircase leads to an additional entertainment room, suitable for a variety of uses including a home office, playroom or cinema room. To the first floor, the landing provides access to four well proportioned double bedrooms. Bedroom one benefits from a contemporary en suite shower room, while the remaining bedrooms are served by a stylish modern house bathroom. Externally, the property enjoys an attractive lawned garden to the front, complemented by pebbled areas to the front and side. To the rear, there is a timber decked terrace and patio area, ideal for outdoor dining and entertaining. A tarmac driveway provides off street parking.

Situated in a prime part of Ossett, the property is well placed for local amenities including shops, well regarded schools and regular bus routes. Ossett town centre, with its twice weekly market, is nearby, and there is convenient access to the motorway network.

Offered for sale with no chain and vacant possession, a truly stunning family home which must be viewed to fully appreciate the quality and space on offer. Early viewing is highly recommended.



**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.



**ACCOMMODATION**

**ENTRANCE PORCH**

78" x 45" (2.35m x 1.36m)

Double glazed UPVC windows to either side and adjacent to the door, radiator and tiled floor, with door through to the entrance hall.

**ENTRANCE HALL**

Solid wood door to the living room, staircase rising to the first floor and door into the newly fitted breakfast kitchen.

**BREAKFAST KITCHEN**

14'10" x 13'9" (4.54m x 4.20m)

Fitted with a range of contemporary solid wood wall and base units with matching work surfaces incorporating a black sink and drainer, brand new range cooker with five ring gas hob and cooker hood over, integrated microwave, integrated fridge and freezer, integrated dishwasher and integrated washing machine. Double glazed UPVC window to the front, recessed ceiling spotlights, radiator and herringbone effect LVT flooring. Solid wood door through to the dining room.

**DINING ROOM**

14'8" x 16'4" (4.48m x 5.00m)

Two radiators, double glazed UPVC window to the side, herringbone effect LVT flooring and door to the rear lobby.



**REAR LOBBY**

Access to the rear, downstairs WC and steps down to the cellar.

**W.C.**

A low flush WC, wash basin set over cupboard, part tiled walls, fully tiled floor, frosted double glazed UPVC window to the side and heated towel radiator.

**CELLAR ROOM**

Feature exposed stonework, two UPVC windows to the front and suitable for a variety of uses.

**LIVING ROOM**

14'9" x 22'0" (4.51m x 6.73m)

Two radiators, recessed LED spotlights, three double glazed UPVC windows to the front, rear and side elevations and door back to the entrance hall.



**FIRST FLOOR LANDING**

Double glazed UPVC window to the side and doors to four bedrooms and the house bathroom.

**BATHROOM/W.C.**

6'6" x 8'10" (1.99m x 2.70m)

Contemporary four piece suite comprising low flush WC, wash basin set into vanity drawers, panelled bath and separate shower cubicle with mixer shower and attachment. Fully tiled walls and floor, recessed spotlights, heated towel radiator, exposed beam and double glazed UPVC window to the side.



**BEDROOM ONE**

13'11" (min) x 10'0" (min) x 14'8" (4.25m (min) x 3.07m (min) x 4.48m)

Radiator, double glazed UPVC window to the front and door to the en suite shower room.



**EN SUITE SHOWER ROOM/W.C.**

5'5" x 6'8" (1.66m x 2.04m)

Low flush WC, wash basin set over drawers, shower cubicle with black mixer shower and separate attachment, heated towel radiator, fully tiled walls and floor and recessed spotlights.



**BEDROOM TWO**

11'3" x 12'6" (3.44m x 3.83m)

Radiator and double glazed UPVC window to the front incorporating window seat.



**BEDROOM THREE**

14'9" x 9'4" (4.50m x 2.86m)

Feature exposed beam to the ceiling, radiator and double glazed UPVC window to the rear.

**BEDROOM FOUR**

14'9" x 8'7" (4.50m x 2.64m)

Dual aspect with double glazed UPVC windows to the front and side elevations and radiator.

**OUTSIDE**

Externally to the side is a tarmac driveway providing off street parking for two vehicles with timber steps leading down to a decked patio area ideal for entertaining. To the front is an attractive lawned garden incorporating a low maintenance pebbled section.



**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.