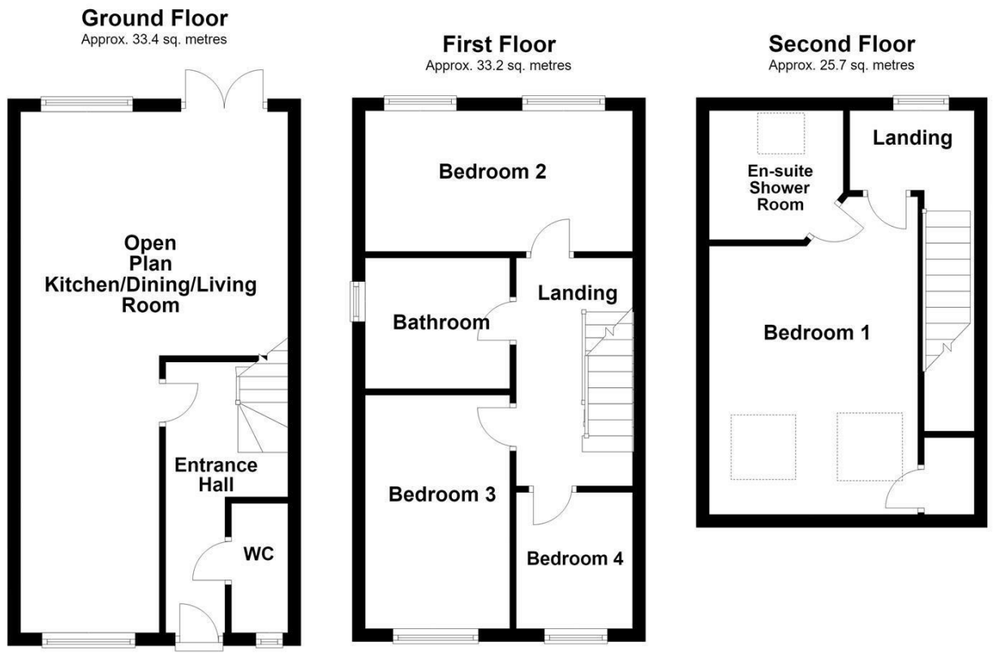


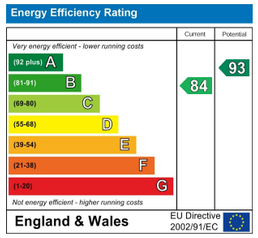
Total area: approx. 92.3 sq. metres

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



2 George Close, Ossett, WF5 9LS

For Sale Freehold £285,000

Situated within this select and modern development, offering flexible living accommodation over three levels is this attractive four bedroom detached family home benefiting from an enclosed garden, off street parking, UPVC double glazing and gas central heating.

The accommodation briefly comprises of entrance hallway, downstairs W.C.., modern fitted open plan kitchen/dining and living area. To the first floor there are three bedrooms and a contemporary house bathroom. To the second floor is the main bedroom complete with modern en suite shower facilities. Outside, there is a tarmacadam driveway to the side providing off road parking, whilst to the rear there is a good size lawned garden incorporating flagged patio area.

The property is well placed for local amenities including shops and good schools, local bus routes are nearby having good access to the motorway network ideal for the commuter wishing to work or travel further afield.

Simply a fantastic family home which deserves an early viewing to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL
Entrance door, laminate flooring, staircase to the first floor landing and a radiator. Doors provide access to the kitchen/dining/living room and the downstairs W.C..

DOWNSTAIRS W.C.
Concealed low flush W.C., wash basin with waterfall tap, part tiled walls, UPVC double glazed frosted window to the front, a chrome ladder style radiator, a wall mounted extractor fan and wood laminate flooring.

OPEN PLAN KITCHEN DINING LIVING ROOM
26'7" x 13'6" (8.12m x 4.14m)
UPVC double glazed window and French doors to the rear, UPVC double glazed window to the front, laminate flooring, two central heating radiators, recess ceiling spotlights, two radiators. A range of modern fitted kitchen with gloss wall and base units, laminate work surface over incorporating 1 1/2 stainless steel sink and drainer, Bosch four ring induction hob with stainless steel filter hood over, integrated Hotpoint oven and grill, tiled splash back, recessed LED spotlights, integrated 50/50 fridge freezer, integrated dishwasher, plumbing for washing machine.



FIRST FLOOR LANDING
Doors to three bedrooms and bathroom/W.C.. Staircase to the second floor.

BEDROOM TWO
13'6" x 6'10" (4.13m x 2.10m)
Two UPVC double glazed windows to the rear, radiator.



BEDROOM THREE
7'0" x 11'10" (2.14m x 3.63m)
UPVC double glazed window to the front, radiator.



BEDROOM FOUR
6'11" x 6'2" (2.13m x 1.90m)
UPVC double glazed window to the front, radiator.



BATHROOM
7'2" x 6'11" (2.20m x 2.12m)
A stunning and contemporary house bathroom comprising three piece white suite with concealed low flush W.C., wash basin over vanity unit with waterfall tap and a shaped panelled bath with waterfall tap and mixer shower attachment. Fully tiled walls and floor, heated chrome towel radiator, recessed ceiling spotlights.



SECOND FLOOR LANDING
Storage into the eaves, double glazed skylight Velux window to the rear, door to bedroom one.

BEDROOM ONE
9'11" x 12'6" (3.04m x 3.82m)
Two double glazed skylight Velux windows to the front, radiator, door to storage area housing the condensing combination boiler. Door to contemporary en suite shower room.



EN SUITE SHOWER ROOM
6'8" x 6'4" (2.05m x 1.94m)
Three piece white suite comprising concealed low flush W.C., wash basin over vanity unit with water fall tap and a corner shower cubicle with mixer shower. Fully tiled walls and floor, heated chrome towel radiator, double glazed Velux window to the rear.



OUTSIDE
To the side of the property there is a tarmacadam driveway to the side providing off road parking for two vehicles. To the rear of the property there is a lawned garden incorporating a flagged patio area ideal for outdoor and entertaining purposes. To the rear there is also an aluminium storage shed with double doors. The garden is fully enclosed by timber panel fencing to three sides.



COUNCIL TAX BAND
The council tax band for this property is D.

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.

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