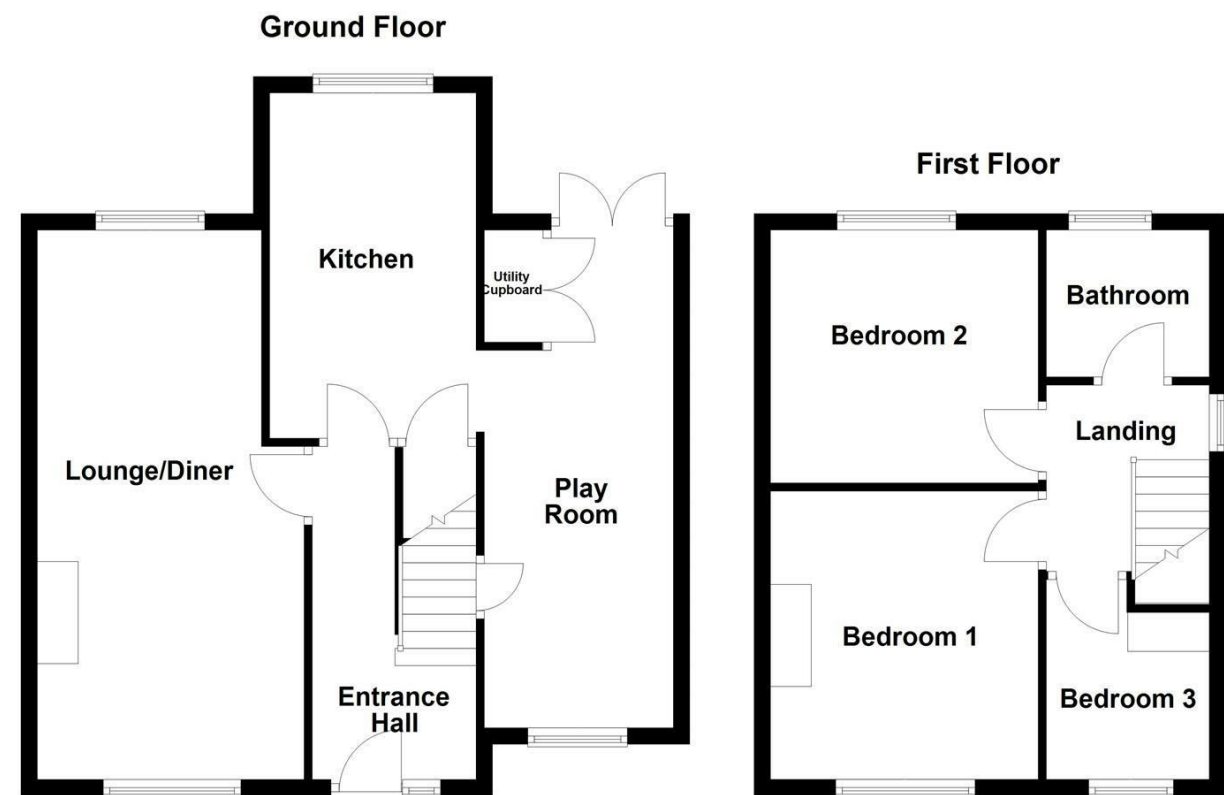


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



9 Sowood Lane, Ossett, WF5 0LE

For Sale Freehold £265,000

Situated on the well known Sowood Lane in the sought after market town of Ossett is this superbly presented and extended three bedroom semi detached home. Offering well proportioned accommodation throughout, ample off road parking and a beautifully landscaped rear garden complete with a fully fitted summer house bar, this fantastic property is sure to appeal to a wide range of buyers.

The accommodation briefly comprises an entrance hall with staircase to the first floor and access to a spacious lounge diner and a modern fitted kitchen. The kitchen provides access to a useful understairs storage cupboard and leads through to a versatile playroom, which benefits from an additional storage cupboard, utility cupboard and direct access to the rear garden. To the first floor, the landing provides loft access and leads to three bedrooms, together with a modern fitted family bathroom. Externally, the front of the property features decorative gravelled beds with mature shrubs, timber fencing and a traditional dry stone wall frontage. A tarmac driveway provides off road parking for three to four vehicles and is complemented by a block paved pathway leading to the entrance. The beautifully landscaped rear garden is predominantly laid to lawn and incorporates established planted borders filled with mature trees, shrubs and flowers, all complemented by attractive railway sleeper edging. A spacious black limestone patio provides the perfect setting for outdoor dining and entertaining, whilst a superb timber built summer house with power and lighting has been thoughtfully fitted out as a stylish bar area. The garden is fully enclosed by a combination of timber fencing and walling, creating a private and secure outdoor space.

Ossett remains one of the area's most desirable locations, offering an excellent range of shops, schools, cafés, restaurants and a twice weekly market, all within easy reach. The property is ideally positioned for commuters, with excellent road links to the M1 motorway network and convenient access to nearby Wakefield and Dewsbury, both of which offer railway stations with services to Leeds, Manchester and London.

Beautifully presented throughout and offering a wonderful balance of indoor and outdoor living, only a full internal inspection will truly reveal everything this impressive home has to offer. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

13'4" x 6'7" [4.08m x 2.02m]

Accessed via a composite front entrance door with glazed panel. With central heating radiator, staircase leading to the first floor landing and doors providing access to the lounge diner and kitchen.

LOUNGE DINER

21'9" x 10'8" [6.65m x 3.27m]

A spacious dual aspect reception room with UPVC double glazed windows to the front and rear elevations, two central heating radiators and a media wall style chimney breast with wood panelling.



KITCHEN

13'10" x 8'4" [4.22m x 2.55m]

Fitted with a range of modern wall and base units with laminate work surfaces, composite sink and drainer with mixer tap, laminate splashbacks, four ring induction hob with extractor hood above,

integrated oven, integrated fridge freezer and integrated dishwasher. UPVC double glazed window to the rear elevation, useful understairs storage cupboard and opening through to the playroom.

PLAY ROOM

20'6" x 7'6" [6.25m x 2.31m]

A versatile reception space with UPVC double glazed window to the front elevation, UPVC double glazed French doors to the rear garden, spotlights to the ceiling, central heating radiator and additional understairs storage cupboard.



UTILITY

Double doors providing access and space and plumbing for a washing machine, tumble dryer and fridge freezer.

FIRST FLOOR LANDING

6'10" x 6'8" [2.1m x 2.05m]

Loft access, UPVC double glazed window to the side elevation and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE

11'6" x 10'11" [3.52m x 3.33m]

UPVC double glazed window to the front elevation and central heating radiator.



BEDROOM TWO

10'1" x 10'11" [3.08m x 3.33m]

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



BEDROOM THREE

6'8" x 8'3" [2.05m x 2.52m]

UPVC double glazed window to the front elevation and useful bulkhead area.



BATHROOM/W.C.

6'6" x 5'10" [2.0m x 1.8m]

Beautifully appointed with a frosted UPVC double glazed window to

the rear elevation, anthracite heated towel radiator, extractor fan, concealed cistern low flush WC, wash basin set within a vanity unit with storage beneath and mixer tap, and a panelled bath with mixer tap, mains fed overhead shower, handheld shower attachment and glass shower screen. Full tiling and black fittings throughout.



OUTSIDE

To the front, the property enjoys a well maintained garden incorporating decorative pebble beds, mature shrubs and planting, enclosed by timber fencing to either side and a dry stone wall to the front boundary. A tarmac driveway with paved edging provides off road parking for three to four vehicles and leads to the front entrance. To the rear is an attractive enclosed garden, predominantly laid to lawn and featuring mature trees, shrubs and flower borders with railway sleeper edging. A black limestone patio provides an excellent space for outdoor dining and entertaining. The garden also benefits from a timber built summer house, fully fitted as a bar with power and lighting, and is fully enclosed by fencing, making it ideal for both children and pets.



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.