Richard Kendall Estate Agent

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# 74 Storrs Hill Road, Ossett, WF5 0DF

## For Sale Freehold £295,000

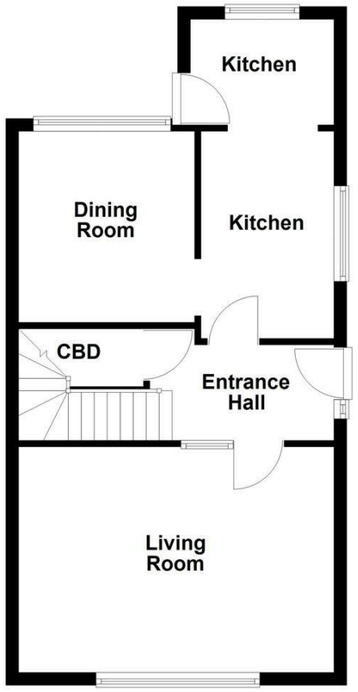
A fantastic opportunity to purchase this three bedroom detached family home, ideally located within close proximity to Ossett Academy and a range of local amenities. The property benefits from well proportioned accommodation throughout, including three good sized bedrooms, a spacious living room and an extended kitchen with a separate dining room.

The accommodation briefly comprises an entrance hall with useful understairs storage and access to the living room. The extended kitchen provides access to the separate dining room, completing the ground floor layout. To the first floor, the landing leads to three well sized bedrooms and a modern three piece house bathroom. Bedroom one benefits from fitted wardrobes, while bedroom three features a built-in double wardrobe. Externally, the property enjoys an attractive lawned front garden with planted borders to two sides and a paved pathway running along the right hand side of the property, complete with outside lighting and a water point. The rear garden features a paved patio area, ideal for alfresco dining, overlooking a pleasant lawned garden. A concrete driveway runs down the side of the garden to a single detached garage with a manual up and over door, with gated access to the driveway in front of the garage.

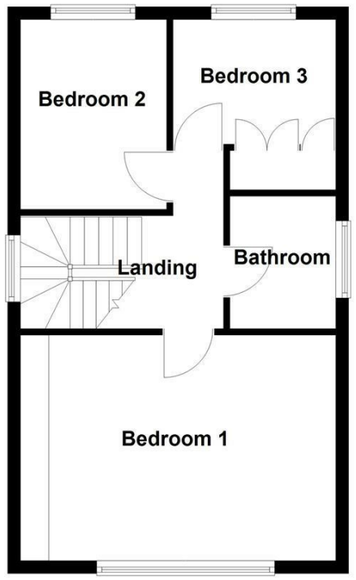
The property is well positioned within walking distance of local amenities and schools, with main bus routes providing access to Wakefield city centre. The M1 motorway is only a short distance away, making this an ideal location for those looking to commute further afield.

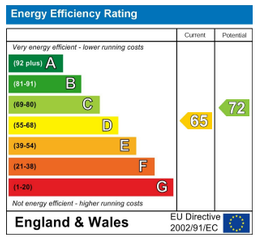
An internal inspection is essential to fully appreciate the quality and potential of this family home, and early viewing is highly recommended to avoid disappointment.

### Ground Floor




### First Floor




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*

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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.

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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.

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## ACCOMMODATION

### ENTRANCE HALL
UPVC double glazed side entrance door opens into the entrance hall with UPVC double glazed frosted panel window to the side of the door, central heating radiator, and an internal single glazed frosted timber window looking through to the living room, allowing natural light to flow through the space. Doors providing access to the living room, understairs storage cupboard and the extended kitchen.

### LIVING ROOM
11'6" x 16'1" (3.51m x 4.92m)
A gas fire set within a marble hearth with matching interior, decorative brick surround and solid wood mantel. UPVC double glazed bay window to the front elevation and a central heating radiator.

### KITCHEN
17'2" x 7'0" (min) x 7'4" (max) (5.25m x 2.15m (min) x 2.25m (max))
The kitchen has been extended and features a distinctive archway separating the original and extended sections. Fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks. A breakfast bar, a 1.5 bowl sink with mixer tap, space for a freestanding oven and grill, plumbing for a washing machine beneath the counter, and space for a large freestanding fridge freezer. UPVC double glazed windows overlooking both the side and rear elevations, providing a pleasant dual aspect. A feature archway leads through to the dining room.

### DINING ROOM
8'10" x 9'10" (2.70m x 3.01m)
UPVC double glazed window overlooking the rear garden and a central heating radiator.

### FIRST FLOOR LANDING
UPVC double glazed frosted window to the side elevation, loft access, and four doors providing access to three bedrooms and the house bathroom.

### BEDROOM ONE
11'6" x 16'2" (3.51m x 4.93m)
UPVC double glazed window overlooking the front elevation, a central heating radiator, a range of fitted wardrobes to one wall with storage cupboards above, and a fitted dressing table.

### BEDROOM TWO
10'0" x 7'5" (3.05m x 2.28m)
UPVC double glazed window overlooking the rear elevation and a central heating radiator.

### BEDROOM THREE
6'6" x 8'4" (2.00m x 2.56m)
UPVC double glazed window overlooking the rear elevation, a central heating radiator, and a built-in double-door wardrobe with an additional single-door storage cupboard.

### HOUSE BATHROOM/W.C.
5'5" x 6'9" (1.66m x 2.06m)
Three piece suite including a panelled bath with twin taps and glass shower screen with electric shower over, low flush w.c., and pedestal wash basin with twin taps. Fully tiled to the walls, a central heating radiator and UPVC double glazed frosted window to the side elevation.

### OUTSIDE
To the front of the property is an attractive lawned garden with borders surrounding three sides and a paved pathway running down the right hand side to the side entrance door. The rear garden features a paved patio area, ideal for outdoor dining and entertaining. Beyond this is a pleasant lawned garden with planted borders to two sides. A paved pathway leads to a concrete area along the side of the single attached garage, which has a UPVC double glazed frosted side window and a manual up and over door to the front. There is off road parking directly in front of the garage, accessed via a cast iron gate. The rear garden is enclosed by fencing and mature planting, with an additional paved pathway providing access back to the front of the property.

### 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.

### 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.