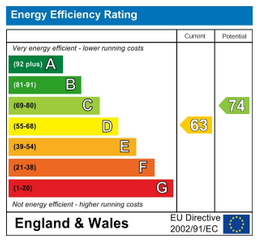
IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

17 Sandholme Drive, Ossett, WF5 8QP

For Sale Freehold £415,000

Situated in the sought after area of Ossett is this generously proportioned four bedroom detached family home in a corner plot position, benefitting from ample off road parking and an attractive enclosed garden.

The property briefly comprises of the entrance hall, kitchen/breakfast room, hallway leading to the downstairs w.c., utility, living room and dining room. The first floor landing leads to three bedrooms with a further hallway leading to the principal bedroom boasting en suite shower room/w.c. Outside to the front is a timber gate providing access onto a paved pathway leading to the front door with lawned garden. To the rear is an enclosed garden mainly laid to lawn with raised decked patio area, perfect for al fresco dining, enclosed by timber fencing.

This property enjoys convenient access to local amenities such as shops and reputable schools. Nearby bus routes facilitate easy transportation, while the twice-weekly town centre market adds to the area's vibrancy. Additionally, the property offers excellent connectivity to the motorway network.

An ideal home for the growing family and deserves an early viewing to fully appreciate the accommodation on offer.

ACCOMMODATION

ENTRANCE HALL
UPVC double glazed front entrance door, coving to the ceiling, stairs to the first floor landing, central heating radiator and doors to the kitchen/breakfast room and dining room.

KITCHEN/BREAKFAST ROOM
14'10" x 11'5" (max) x 9'5" (min) (4.54m x 3.5m (max) x 2.89m (min))
Range of wall and base units with granite work surface over, 1 1/2 sink and drainer with mixer tap, space and plumbing for a Range style cooker with extractor hood and splash back. Integrated wine cooler, integrated dishwasher, space for an American style fridge/freezer. UPVC double glazed windows to the front and rear, central heating radiator, an opening through to a further hallway and spotlights to the ceiling.

HALLWAY
Access to two storage cupboards, doors to the downstairs w.c., utility room and living room. UPVC double glazed frosted door to the rear garden and anthracite column central heating radiator.

W.C.
4'11" x 6'2" (1.5 x 1.89m)
Coving to the ceiling, UPVC double glazed frosted window to the rear, central heating radiator, concealed low flush w.c., wash basin built into storage unit with mixer tap and partially tiled.

UTILITY
4'11" x 6'2" (1.5m x 1.89m)
UPVC double glazed window to the rear, central heating radiator, base units with wooden work surface over, inset sink with mixer tap and space and plumbing for a washing machine.

LIVING ROOM
16'9" x 12'11" (max) x 6'3" (min) (5.12m x 3.94m (max) x 1.91m (min))
Set of double doors leading to the dining room, set of UPVC double glazed sliding doors to the rear garden, coving to the ceiling, central heating radiator and an electric fireplace with stone hearth, surround and mantle.

DINING ROOM
14'9" x 11'7" (4.51m x 3.54m)
UPVC double glazed bow window to the front, central heating radiator, coving to the ceiling, door to the entrance hall and gas fireplace with marble hearth, surround and wooden mantle.

FIRST FLOOR LANDING
Loft access, coving to the ceiling, an opening to a further hallway and doors to three bedrooms and the house bathroom.

BEDROOM TWO
11'8" x 11'5" (max) x 2'9" (min) (3.57m x 3.49m (max) x 0.86m (min))
UPVC double glazed window to the front, central heating radiator, coving to the ceiling and fitted wardrobes with sliding mirrored doors.

BEDROOM THREE
12'6" x 8'7" (max) x 3'6" (min) (3.83m x 2.64m (max) x 1.09m (min))
Access to an overstairs storage cupboard, fitted wardrobes with sliding mirrored doors, fitted desk unit, central heating radiator, UPVC double glazed window to the front and coving to the ceiling.

BEDROOM FOUR
8'4" x 9'0" (2.55m x 2.76m)
UPVC double glazed window to the side and central heating radiator.

BATHROOM/W.C.
8'4" x 5'4" (2.55m x 1.63m)
UPVC double glazed frosted window to the rear, spotlights to the ceiling, central heating radiator, concealed low flush w.c., ceramic wash basin built into storage unit with mixer tap and panelled bath. Fully tiled.

FURTHER HALLWAY
Coving to the ceiling and door to bedroom one.

BEDROOM ONE
19'1" x 10'8" (max) x 2'6" (min) (5.82m x 3.27m (max) x 0.78m (min))
Fitted wardrobes, central heating radiator, coving to the ceiling, dado rail, loft access and UPVC double glazed window to the rear with fitted shutters. Door to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
6'7" x 7'4" (2.01m x 2.26m)
UPVC double glazed frosted window to the rear, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and shower cubicle with electric shower head attachment and glass shower screen. Coving to the ceiling and fully tiled.

OUTSIDE
The front of the property is accessed via a timber gate providing access to a block paved pathway running to the front door and lawned garden incorporating mature shrubs. A block paved driveway to the side provides off road parking for several vehicles leading to the single detached garage with manual up and over door, power and light. To the rear is an attractive enclosed garden mainly laid to lawn with planted bed border and raised decked patio area, perfect for outdoor dining and entertaining with a timber canopy, fully enclosed by timber fencing.

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.