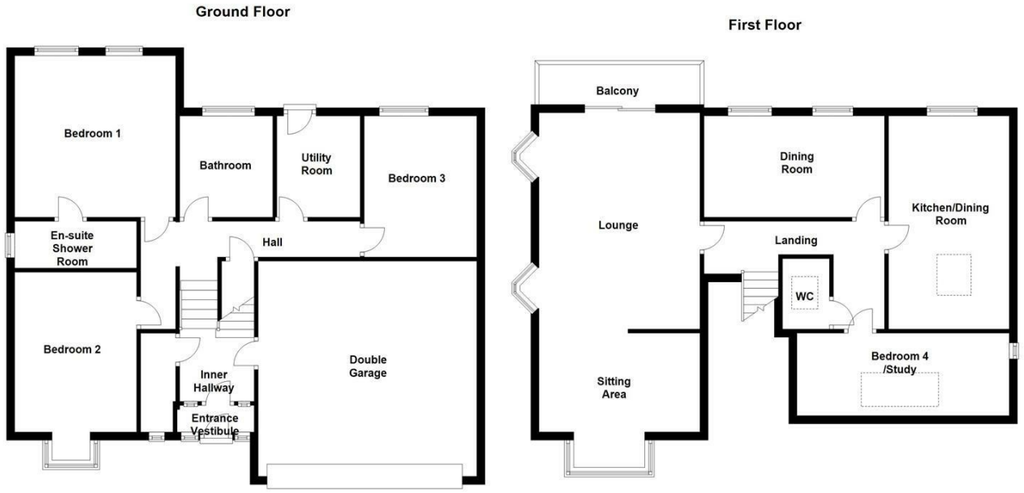
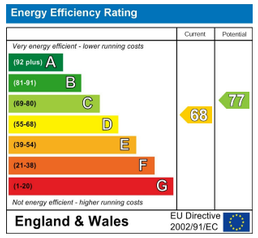


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

4 The Highlands, Ossett, WF5 8LD

For Sale Freehold Offers Over £570,000

This stunning unique four bedroom family home offers spacious modern living, with panoramic open countryside views to the rear. Fully renovated throughout, offering large bright rooms designed to take full advantage of the wonderful views. This property is accessed down a private lane that has only four detached properties in a tucked away cul-de-sac setting.

The accommodation itself is beautifully renovated and comprises a double garage with ample parking and landscaped gardens to three sides. The property is accessed via a front porch that leads straight into a welcoming central reception hall that has a useful storage room off to the side. On the upper floor, the main living room has French doors to a balcony that takes full advantage of the views over the gardens and valley beyond. An archway leads through to an adjoining sitting area with steps that lead up to a Mezzanine study area, there is a separate dining room that also benefits from the impressive views and a dining kitchen that is fitted to an enviable standard. Bedroom four, currently fitted out as a study is situated to the front of the house. On the lower floor, the master bedroom is of excellent proportions and has a well appointed en suite shower room/w.c. with two further double bedrooms being served by a lavishly appointed family bathroom/w.c. There is also a utility room on this level with direct access to the rear garden as well as a double garage.

ACCOMMODATION

FRONT PORCH
5'10" x 3'3" (1.8 x 1.0)

RECEPTION HALL
Entering the property you have the front porch leading into a spacious hallway with split staircase to both levels, high ceiling and glass balustrade. Door leading to the double garage.

CLOAKROOM
Large storage cupboard with wall mounted extractor fan, a frosted circular UPVC double glazed window to the front elevation and a central heating radiator.

LIVING ROOM
17'4" x 13'1" (5.3 x 4.0)
This spectacular lounge has double doors leading out to the balcony, taking in the wonderful views of the valley and beyond. Benefits from a high vaulted ceiling, three radiators and a modern gas fireplace. There are two Oriel windows and a large walk in bay window looking out to the front. Also, there is an upper level study/play area.

KITCHEN
17'4" x 9'10" (5.3 x 3.0)
A stunning German kitchen, fitted with a range of wall and base units with Corian work surfaces and matching upstands with splashback. Equipped with built in AEG appliances; dishwasher, fridge, freezer, large induction hob and extractor hood. Two ovens, a centre multi-oven, grill and warming drawer. Inset sink and drainer and glass splash backs. Large rear facing window to take advantage of the views and light streams in with the electric Velux roof window.

DINING ROOM
14'1" x 8'2" (4.3 x 2.5)
Light and airy with two windows enjoying the views to the rear over the gardens with countryside views, coving to the ceiling and vertical contemporary style central heating radiator.

UITLITY ROOM
8'2" x 6'10" (2.5 x 2.1)
External door to the rear, chrome ladder style heated towel rail and a range of cream fronted wall and base units with laminate worktop incorporating a stainless steel sink unit with a glazed splash back, integrated washing machine and tiled floor. Coving and inset spotlights to the ceiling.

GUEST W.C.
5'6" x 3'3" (1.7 x 1.0)
Fitted in a contemporary style with a low suite w.c. and vanity unit with mirrored cabinet incorporating LED lighting. Fully tiled walls, ladder style heated towel rail and Velux style roof light. Extractor fan.

LOWER GROUND FLOOR HALLWAY
Double central heating radiator and useful understairs storage cupboard.

PRINCIPAL BEDROOM
13'1" x 13'1" (4.0 x 4.0)
A spacious principal suite fully fitted with high gloss wardrobes with hanging shelving, matching bedside drawers and matching fitted headboards. Two windows to the rear overlooking the gardens and valley beyond. Double central heating radiator, coving to the ceiling and inset spotlights.

EN SUITE SHOWER ROOM/W.C.
9'6" x 3'11" (2.9 x 1.2)
Fitted with a three piece white and chrome suite comprising large shower cubicle, sink with vanity unit and built in w.c. with granite top and granite windowsill. Window to the side and central heating towel rail.

BEDROOM TWO
13'1" x 9'2" (4.0 x 2.8)
A generous double bedroom with window to the front and a full width range of attractive modern fitted wardrobes with matching drawer units, shelving and headboard.

BEDROOM THREE
11'5" x 9'2" (3.5 x 2.8)
A double bedroom with an attractive range of fitted furniture comprising wardrobes with matching drawer units, dressing table and mirror. Large window overlooking the rear garden flooded with natural light and a side window.

BEDROOM FOUR/STUDY
17'0" x 6'6" (5.2 x 2.0)
Fully fitted as a home office with cupboards, shelving and drawers. A lovely bright room with large Velux style roof light.

FAMILY BATHROOM/W.C.
7'10" x 7'2" (2.4 x 2.2)
Beautifully fitted with contemporary stylish bathroom with stunning large freestanding bath, ideal for spectacular relaxation with a wall hung vanity unit with sink and two drawers and toilet. Large window to the rear, heated towel radiator and fully tiled floor and walls with LED matching mirror.

DOUBLE GARAGE
17'4" x 17'0" (5.3 x 5.2)
A spacious garage with a remote controlled electric roller door to the front, power and lighting with storage area above.

OUTSIDE
To the front the property has a driveway for three cars leading up to the integral double garage. To the rear is an amazing entertaining space with different level landscaped areas taking full advantage of the open views over the gardens and valley beyond. There is a well proportioned summerhouse with double doors, ready to add furniture of choice to enjoy the fantastic sunny days and spectacular sunsets in a west facing garden. Steps lead up to decked areas and storage under the steps.

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

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.