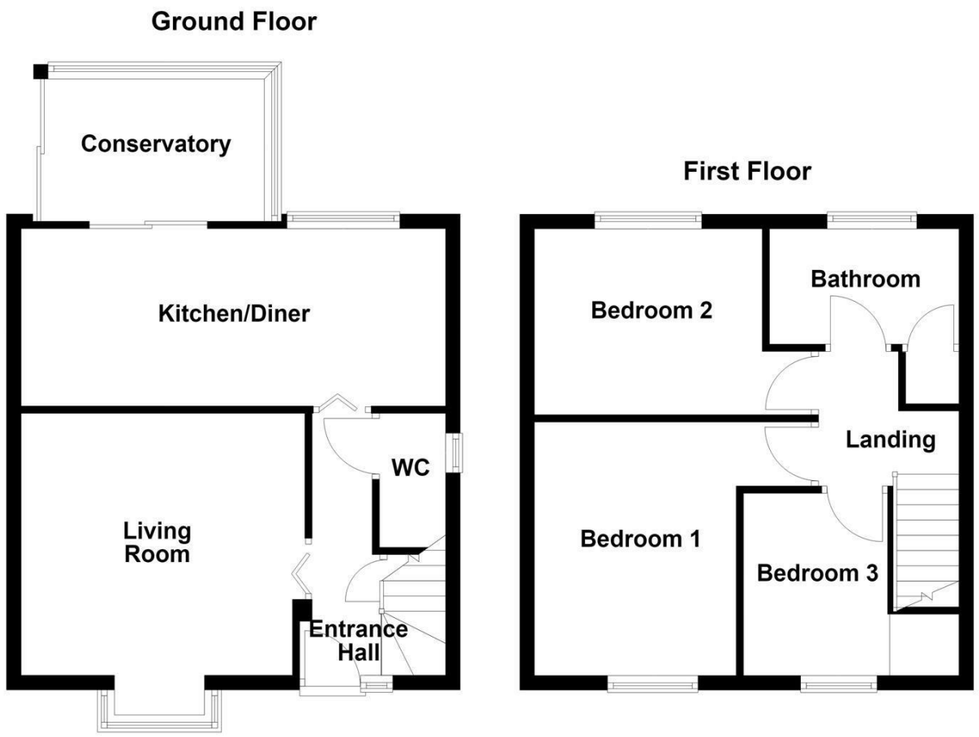
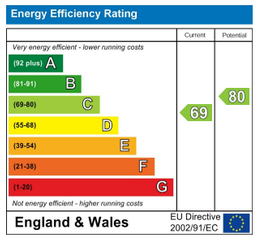




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



4 Ash Close, Ossett, WF5 8QR

For Sale Freehold Guide Price £310,000

Situated in the sought after town of Ossett is this well presented three bedroom detached family home. Offering well proportioned accommodation throughout, the property boasts generous reception space, ample off road parking and an attractive enclosed rear garden, making it an ideal home for the growing family.

The accommodation briefly comprises an entrance hall with staircase leading to the first floor and doors providing access to the living room, downstairs W.C. and kitchen diner. The kitchen diner leads to the side of the property and through to the conservatory, which in turn provides access to the rear garden. To the first floor, the landing provides access to three bedrooms, the house bathroom and the loft. Externally, to the front of the property is a lawned garden with mature shrubbery, together with a tarmac driveway providing off road parking and leading to a detached single garage with up and over door. To the rear is a low maintenance garden, predominantly pebbled with planted features and a raised decked patio area, ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it ideal for both children and pets.

Ossett is a popular location for a range of buyers, particularly families, with local shops, schools and everyday amenities all within easy reach, especially within the town centre. Regular bus services operate nearby, whilst Wakefield city centre provides two mainline railway stations with connections to Leeds, Manchester and London. The M1 motorway network is also only a short drive away, making the property particularly convenient for those travelling further afield. Ossett is also well regarded for its strong community feel, with regular local events and a popular market held in the town centre.

Only a full internal inspection will truly reveal everything this attractive family home has to offer. An early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL
11'8" x 6'6" (max) x 2'8" (min) (3.56m x 2.0m (max) x 0.82m (min))
Frosted UPVC double glazed entrance door providing access into the entrance hall. Coving to the ceiling, central heating radiator, staircase leading to the first floor landing, useful understairs storage and doors providing access to the living room, kitchen diner and downstairs W.C.

DOWNSTAIRS W.C.
2'10" x 6'1" (0.88m x 1.86m)
Frosted UPVC double glazed window to the side, low flush W.C., pedestal wash basin with mixer tap and tiled splashback, together with a central heating radiator.

KITCHEN DINER
8'4" x 19'1" (2.55m x 5.83m)
UPVC double glazed window to the rear, frosted UPVC double glazed window to the side and UPVC double glazed sliding doors leading into the conservatory. Column central heating radiator and spotlights to the ceiling. The kitchen is fitted with a range of modern Shaker style wall and base units with laminate work surfaces over, incorporating a stainless steel 1 1/2 sink and drainer with mixer tap. Four ring gas hob with partial stainless steel splashback and extractor hood above, integrated oven and microwave, integrated fridge freezer, integrated dishwasher and integrated washing machine.

CONSERVATORY
6'4" x 9'10" (1.95m x 3.0m)
Surrounded by UPVC double glazed windows with UPVC double glazed sliding doors leading out to the rear garden. Wall mounted electric heater.



LIVING ROOM
11'8" x 12'9" (max) x 12'2" (min) (3.56m x 3.90m (max) x 3.72m (min))
UPVC double glazed box bay window to the front, central heating radiator and decorative wall panelling.



FIRST FLOOR LANDING
6'0" x 6'1" (max) x 2'10" (min) (1.85m x 1.87m (max) x 0.88m (min))
UPVC double glazed window to the side, coving to the ceiling, central heating radiator, loft access and doors providing access to bedroom one, bedroom two, bedroom three and the house bathroom.

BEDROOM ONE
11'4" x 12'7" (max) x 9'1" (min) (3.47m x 3.86m (max) x 2.78m (min))
UPVC double glazed window to the front, coving to the ceiling, central heating radiator and a range of fitted wardrobes and storage units.



BEDROOM TWO
8'9" x 12'7" (max) x 10'5" (min) (2.67m x 3.86m (max) x 3.20m (min))
UPVC double glazed window to the rear, coving to the ceiling and central heating radiator.



BEDROOM THREE
6'5" x 8'1" (1.97m x 2.48m)
UPVC double glazed window to the front, coving to the ceiling and central heating radiator.



BATHROOM
8'2" x 5'4" (2.50m x 1.65m)
Access to a useful storage cupboard, frosted UPVC double glazed window to the rear, two chrome ladder style central heating radiators, spotlights to the ceiling and extractor fan. Fitted with a low flush W.C., ceramic wash basin set within a vanity unit with storage below and mixer tap, together with a P-shaped panelled bath with mixer tap, mains fed overhead shower, shower attachment and glass shower screen. Part wet wall panelling and part tiled walls.



OUTSIDE
To the front of the property is a lawned garden with mature shrubbery, together with a tarmac driveway providing off road parking. The driveway continues down the side of the property and leads to a detached single garage with up and over door, power and lighting. To the rear is a low maintenance garden incorporating pebbled areas, planted beds with railway sleeper borders and a decked patio area, ideal for outdoor dining and entertaining. The garden is fully enclosed by walling and timber 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.

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.