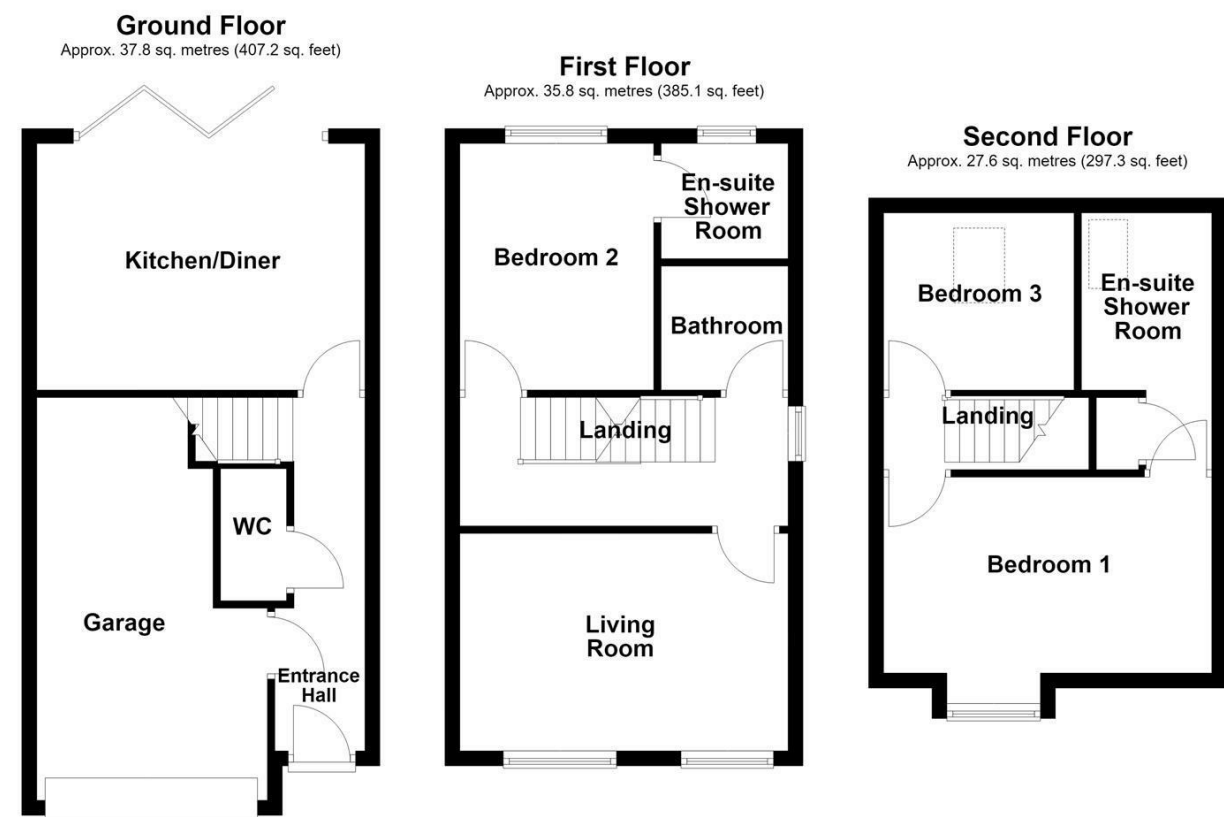


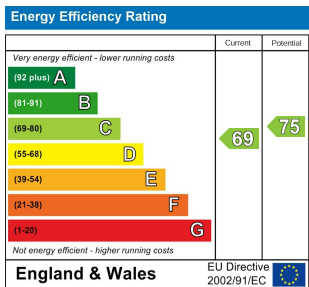


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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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01924 266 555

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01924 260 022

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01977 798 844



7 Valley Road, Ossett, WF5 8LG

For Sale Freehold £280,000

A superb opportunity to purchase this beautifully presented three bedroom end townhouse, offering spacious and versatile accommodation arranged over three floors. Finished to a high standard throughout, the property benefits from a stunning open plan kitchen diner, two en suite bedrooms, an integral garage and a beautifully landscaped rear garden, making it an ideal home for professional couples and growing families alike.

The accommodation briefly comprises a welcoming entrance hall providing access to a stylish downstairs WC, an integral single garage and an impressive open plan kitchen diner fitted with a contemporary range of integrated appliances. The kitchen enjoys bi-folding doors opening onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces. To the first floor, the landing provides access to a spacious living room overlooking the front aspect, a modern three piece family bathroom and the second bedroom, which benefits from its own en suite shower room. The second floor comprises the principal bedroom with a contemporary en suite shower room, together with a further well proportioned third bedroom. Externally, the property enjoys a double resin driveway providing ample off road parking and leading to the integral single garage. A covered entrance porch enhances the approach to the property, whilst an Indian stone pathway leads through a timber gate to the beautifully landscaped rear garden. Designed for ease of maintenance and outdoor enjoyment, the garden features two Indian stone patio areas, an attractive artificial lawn, a timber summer house, external lighting, an outside water supply and external power points. The garden is fully enclosed by timber fencing, making it ideal for both children and pets.

The property is conveniently positioned within walking distance of local amenities and well regarded schools in the popular town of Ossett. The town offers a wide range of shops, cafés and amenities, together with its twice weekly market. Excellent transport links include regular bus services to Wakefield city centre and easy access to the M1 motorway network, making the property particularly attractive for commuters.

An early viewing is highly recommended to fully appreciate the quality, space and superb lifestyle this exceptional home has to offer.



ACCOMMODATION

ENTRANCE HALL

A composite front entrance door leads into the entrance hall, which has LVT flooring and a central heating radiator with decorative cover. Three doors provide access to the integral single garage, downstairs WC and modern kitchen diner. A staircase with handrail leads to the first floor landing.

INTEGRAL GARAGE

10'1" x 17'8" [3.08m x 5.39m]

A manual up and over door to the front, wall mounted regular boiler, plumbing and drainage for a washing machine and space for a tumble dryer. The garage also benefits from power and lighting.

W.C.

2'11" x 5'8" [0.90m x 1.75m]

Fitted with a low flush WC and wash basin with brass mixer tap, set above high gloss vanity drawers with brass fittings. The room benefits from brass detailing, LVT flooring, fully tiled walls, inset ceiling spotlights and an extractor fan.

KITCHEN/DINER

10'9" x 14'5" [3.30m x 4.41m]

Fitted with a range of modern wall and base units with quartz work surfaces and matching upstands. A single drainer is recessed into the work surface, together with a sink and brass swan neck mixer tap. Integrated appliances include an oven and grill, microwave oven, wine cooler, separate four ring gas hob with extractor hood above and a 70/30 fridge freezer. Aluminium bi-folding doors open onto the landscaped rear garden. Further features include a contemporary vertical radiator with built-in mirror, inset ceiling spotlights and LED strip lighting beneath the wall cupboards.

FIRST FLOOR LANDING

A central heating radiator, frosted UPVC double glazed window overlooking the side elevation and inset ceiling spotlights. A staircase with handrail leads to the second floor landing. Doors provide access to the living room, house bathroom and bedroom two.

LIVING ROOM

9'7" x 14'6" [2.93m x 4.43m]

Two UPVC double glazed windows overlooking the front elevation and two central heating radiators.



BEDROOM TWO

10'11" x 8'6" [3.35m x 2.61m]

A UPVC double glazed window overlooking the rear elevation, central heating radiator and a door providing access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

5'7" x 5'0" [1.72m x 1.53m]

Fitted with a modern three piece suite comprising a wall mounted wash basin with mixer tap, low flush WC and enclosed shower cubicle with bi-folding glass door and mixer shower. The room also benefits from partially tiled walls, fully tiled flooring, wall mounted chrome heated towel rail, shaver socket, inset ceiling spotlights, extractor fan and a frosted UPVC double glazed window overlooking the rear elevation.

BATHROOM/W.C.

5'6" x 5'6" [1.69m x 1.70m]

Fitted with a modern three piece suite comprising a panelled bath with mixer tap, wall mounted wash basin with mixer tap and low flush WC. The bathroom benefits from fully tiled walls and flooring, chrome heated towel rail, inset ceiling spotlights and an extractor fan.



SECOND FLOOR LANDING

A wall light and doors providing access to bedrooms one and three.

BEDROOM ONE

9'11" x 14'6" [3.04m x 4.43m]

A UPVC double glazed window overlooking the front elevation, central heating radiator with decorative cover, inset ceiling spotlights and loft access. A door provides access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

11'3" x 5'7" [3.43m x 1.71m]

Fitted with a modern three piece suite comprising a wall mounted wash basin with mixer tap, low flush WC and enclosed shower cubicle with glass door and mixer shower. The shower cubicle has fully tiled walls, while the remainder of the room has partially tiled walls and fully tiled flooring. Further features include a wall mounted shaver socket, timber double glazed Velux window overlooking the rear elevation, inset ceiling spotlights and an extractor fan. A door provides access to the airing cupboard positioned above the staircase bulkhead.



BEDROOM THREE

7'9" x 8'6" [2.37m x 2.61m]

A timber double glazed Velux window with built-in blind overlooking the rear elevation, inset ceiling spotlights and a central heating radiator.

OUTSIDE

To the front of the property is a double resin driveway providing ample off road parking for two vehicles. A covered porch shelters the front entrance door and has an up-and-down wall light. An Indian stone pathway leads along the side of the property to a timber gate providing access to the rear garden. The low maintenance rear garden features an Indian stone paved patio area, ideal for outdoor dining and entertaining, together with an artificial lawn and a second Indian stone patio positioned at the rear. Further features include a metal pergola, double outside power socket and a timber summer house with double doors and timber single glazed windows. The garden is fully enclosed by timber panel fencing and benefits from four wall mounted lights, including two up-and-down lights positioned beside the bi-folding doors, together with an outside water connection.



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.