Richard Kendall Estate Agent

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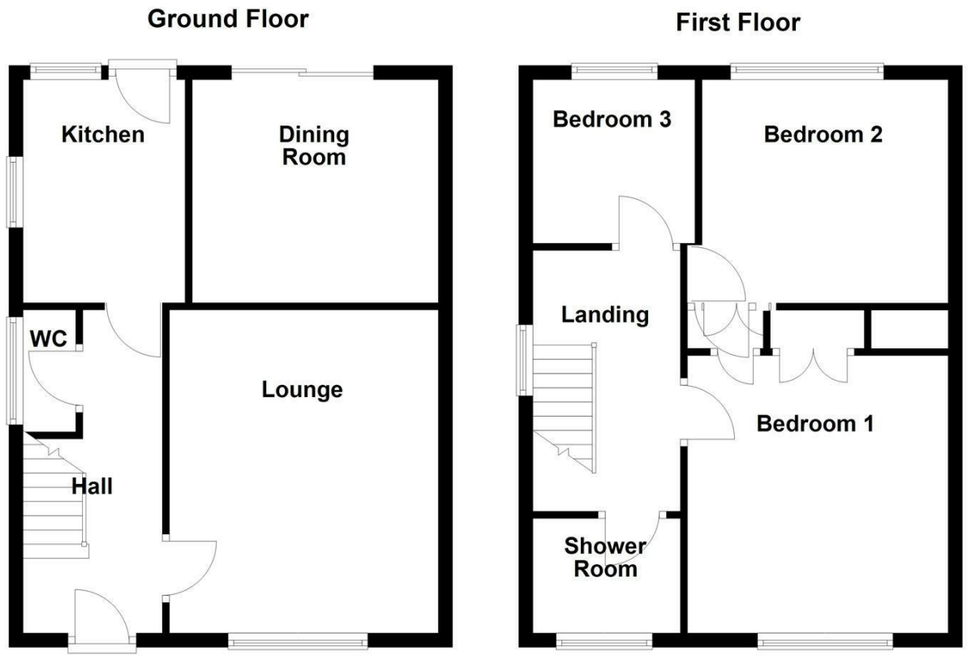
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



35 Kingsway Close, Ossett, WF5 8DY

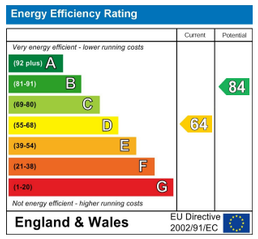
For Sale Freehold Offers Over £259,500

Situated close to Ossett town centre is this well presented larger style three bedroom semi detached property benefitting from driveway parking, front and rear gardens, UPVC double glazing and gas central heating.

This lovely family home is approached via a welcoming reception hall that leads through to a sizeable lounge, downstairs W.C. and the kitchen. The kitchen flows through into the dining room which has french doors out to the large back garden. Upstairs to the first floor landing there are three good sized bedrooms, two of which are double, and the well appointed house shower room. Bedroom one and two benefit from built in wardrobes. Outside, to the front of the property is a lawned garden with planted bush and shrubbery borders and a long driveway that provides ample parking space and passes the side of the house to the single detached garage. To the rear of the property there are two flagged patio seating areas, one to the front and one to the rear and a large well maintained lawn with bushes and shrubbery bordering.

The property is situated within easy reach of the broad range of shops and schools offered by Ossett town centre and is within very easy reach of the M1 motorway network, perfect for those looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



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.

ACCOMMODATION

ENTRANCE HALL
Entry through a wood framed door with frosted window panels either side into the entrance hall, central heating radiator, stairs to first floor landing. Doors to kitchen, lounge and downstairs W.C..

LOUNGE
14'11" x 12'5" (4.55m x 3.79m)
UPVC double glazed window to the front, central heating radiator, gas effect fireplace with wood surround.

DOWNSTAIRS W.C.
2'9" x 5'7" (0.84m x 1.72m)
Frosted UPVC double glazed window to the side, low flush W.C. with built in sink unit over and mixer tap.

KITCHEN
10'3" x 7'4" (3.14m x 2.24m)
Two UPVC double glazed window to the side and rear, UPVC double glazed door to the rear, tiled walls. Fitted kitchen with wall and base units, stainless steel sink and drainer, integrated electric hob with cooker hood, space for a fridge freezer, space for washing machine. Door leading to dining room.

DINING ROOM
11'4" x 10'5" (3.47m x 3.18m)
UPVC double glazed sliding French doors to the rear, central heating radiator.

FIRST FLOOR LANDING
UPVC double glazed window to the side. Doors to three bedrooms and family bathroom.

BEDROOM ONE
12'9" x 12'0" (3.9m x 3.67m)
UPVC double glazed window to the front, central heating radiator, two built in storage cupboards.

BEDROOM TWO
11'6" x 10'4" (3.53m x 3.17m)
UPVC double glazed window to the rear, central heating radiator, double storage cupboard.

BEDROOM THREE
7'6" x 7'5" (2.29m x 2.28m)
UPVC double glazed window to the rear, central heating radiator.

SHOWER ROOM
6'9" x 5'3" (2.08m x 1.62m)
Frosted UPVC double glazed window to the rear, chrome style ladder rail, spotlights, fully tiled walls. Comprising of a three piece suite with a walk in shower cubicle with glass shower screen and wall mounted shower, vanity wash hand basin with mixer tap, low flush W.C..

OUTSIDE
To the front of the property the garden is laid to lawn with some mature shrubs, tarmacadam driveway providing off road parking for several vehicles leading us up to the single detached garage with up and over door leading down the side providing access to the rear garden. To the rear of the property is a flagged patio sitting area leading to a larger than average well maintained lawn with bush and shrubbery bordering and a further patio and seating area to the rear of the garden.

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.