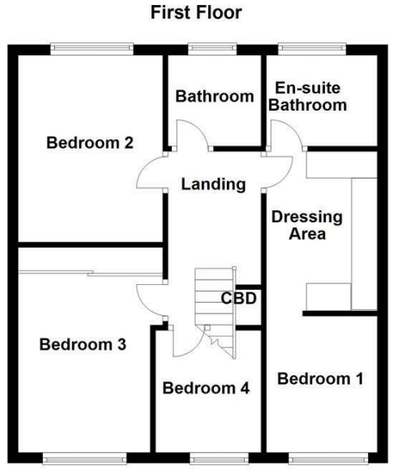
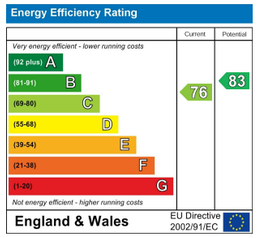


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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 www.mortgagesolutionsofwakefield.co.uk
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 339572,
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

12 Kingsway Court, Ossett, WF5 8EG

For Sale Freehold £380,000

Enjoying a cul-de-sac location is this four bedroom detached family home benefitting from a modern fitted kitchen with quartz work surfaces and an enclosed landscaped rear garden. Offered Chain Free.

With UPVC double glazing and gas central heating, the property briefly comprises of an entrance hall, snug, bespoke kitchen with integrated appliances and central island with archway leading through to a separate spacious extended dining room and living room, utility room and downstairs w.c. To the first floor landing there are four well proportioned bedrooms, with bedroom one having a dressing area and en suite bathroom/w.c., as well as a modern three piece suite house bathroom/w.c. serving the landing. Externally to the front of the property there is a block paved driveway providing ample off road parking, an attractive lawned front garden with cast iron gate providing access into the enclosed rear garden with L-shaped Indian stone paved patio area, perfect for al fresco dining and an attractive lawned garden completely enclosed by timber panelled surround fences on all three sides.

The property is located within the sought after area of Ossett which benefits from a twice weekly market, with main bus routes running to and from Wakefield city centre. The M1 motorway is only a short distance away, perfect for the commuter 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.

ACCOMMODATION

ENTRANCE HALL
Laminate flooring, central heating radiator, UPVC double glazed window overlooking the front aspect and doors leading through to the snug and modern fitted kitchen. Staircase with handrail leading to the first floor landing.

SNUG
7'1" x 11'5" (2.16m x 3.49m)
UPVC double glazed window overlooking the front aspect, central heating radiator and coving to the ceiling.

KITCHEN
11'11" x 15'3" (3.64m x 4.67m)
Range of wall and base high gloss units with quartz work surface and quartz upstanding above with tiled splash back between. Porcelain tiled floor, central island with quartz work surface over with integrated wine cooler. Integrated double oven and grill with five ring gas hob and cooker hood above with curved glass surround. Downlights built into wall cupboards with LED strips, coving to the ceiling, two central heating radiators and UPVC double glazed window. Space for an American style fridge/freezer, integrated full size SMEG dishwasher, stainless steel sink and drainer with drainer cut into work surface and chrome mixer tap with swan neck. Door providing access to the under stair storage cupboard and archway leading into the dining room.

DINING ROOM
9'4" x 18'7" (2.86m x 5.67m)
Open with the living room, solid wooden floor, two central heating radiators, large UPVC double glazed window with built in blinds, inset spotlights to the ceiling and door providing access to utility room.

UTILITY ROOM
4'5" x 8'6" (1.35m x 2.60m)
Tiled work surface with tiled splash back above, plumbing and drainage for a washing machine and space for a dryer under the counter. Wall mounted combi condensing boiler, inset spotlights to the ceiling, fully tiled floor, central heating radiator and dado rail. Composite side entrance door and timber door leading to the downstairs w.c.

W.C.
2'7" x 6'6" (0.79m x 2.0m)
Low flush w.c., wash basin with two taps built into tiled work surface with large vanity cupboards below and tiled splash back above. UPVC double glazed frosted window overlooking the side aspect, fully tiled floor and central heating radiator.

LIVING ROOM
11'4" x 13'2" (3.46m x 4.03m)
Pitch sloping ceiling and two large UPVC double glazed Velux windows. UPVC double glazed window overlooking the side aspect, central heating radiator, continuation of solid wooden floor flowing from the dining room and set of UPVC double glazed bi-folding doors leading into the rear garden.

FIRST FLOOR LANDING
Doors to the bedrooms, bathroom/w.c. and storage cupboard over the bulk head of the stairs with railings and fixed shelving within. Loft access to the loft which is fully boarded across to the extension at the side with UPVC double glazed Velux window to the ceiling.

BEDROOM ONE
8'3" x 7'1" (2.52m x 2.18m)
UPVC double glazed window overlooking the front elevation, central heating radiator, laminate flooring, inset spotlights to the ceiling and archway into the dressing area.

DRESSING AREA
9'7" x 5'1" (up to fitted wardrobes) (2.94m x 1.56m (up to fitted wardrobes))
Range of fitted wardrobes with five single wardrobes and a double wardrobe with frosted glass doors providing a wealth of storage for this dressing area. Laminate flooring, inset spotlights to the ceiling and door providing access into modern en suite bathroom/w.c.

EN SUITE BATHROOM/W.C.
6'0" x 6'10" (1.83m x 2.10m)
Three piece suite comprising L-shaped panelled bath with L-shaped glass swinging shower screen with chrome waterfall mixer tap and separate mixer shower over with chrome rain shower head and shower attachment within. Low flush w.c., pedestal wash basin with chrome waterfall mixer tap, fully tiled walls and fully porcelain tiled floor. Chrome ladder style radiator, inset spotlights to the ceiling, extractor fan to the ceiling and UPVC double glazed frosted window overlooking the rear elevation.

BEDROOM TWO
9'0" x 11'8" (2.76m x 3.56m)
UPVC double glazed window overlooking the rear elevation, central heating radiator and laminate flooring.

BEDROOM THREE
8'11" (max) x 8'4" (min) x 10'11" (2.73m (max) x 2.55m (min) x 3.34m)
Double fitted wardrobe with mirror glass sliding doors, UPVC double glazed window overlooking the front elevation, central heating radiator and laminate flooring.

BEDROOM FOUR
7'0" x 6'2" (2.14m x 1.89m)
UPVC double glazed window overlooking the front elevation and central heating radiator.

BATHROOM/W.C.

OUTSIDE
To the front of the property there is a block paved driveway providing ample off road parking with an attractive lawned front garden and cast iron gate providing access onto a paved pathway leading down the side of the property and accessing the enclosed rear garden. Within the rear garden, there's an L-shaped Indian stone paved patio area split into tiered sections, perfect for entertaining and dining purposes, with steps leading up to an attractive lawned garden with timber panelled surround fences on all sides. The paved patio area flows round the opposite side with timber swinging gate and pebbled area which could be utilised for a variety of purposes.

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

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.