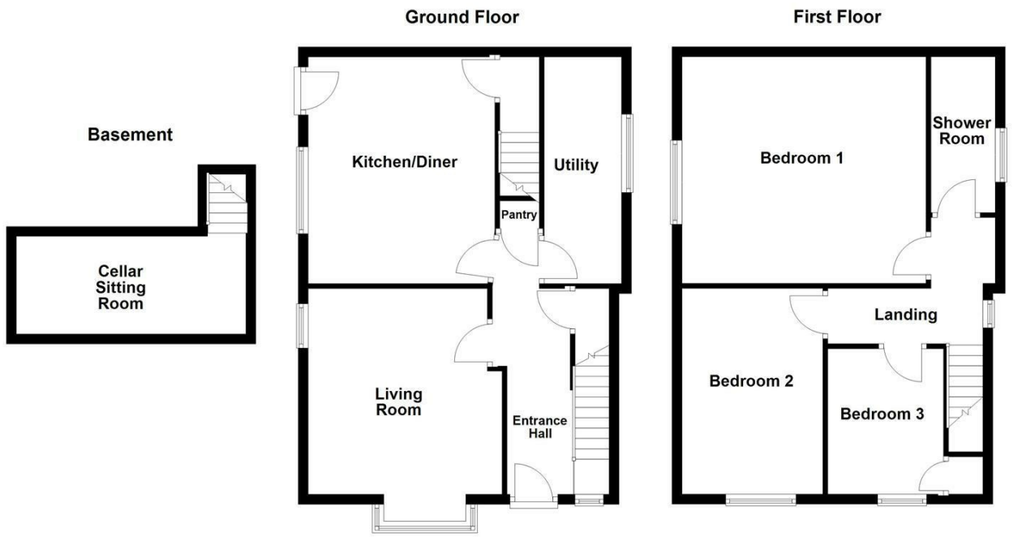

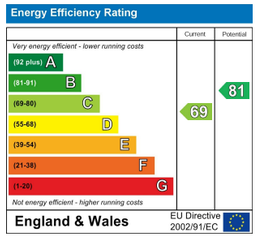

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

46 Tenterfield Road, Ossett, WF5 0RU

For Sale Freehold Offers In The Region Of £350,000

Situated in the sought after town of Ossett is this deceptively spacious three bedroom detached home, offering well proportioned accommodation throughout. Boasting three good sized bedrooms, ample reception space, a generous front and side plot, and a converted cellar currently used as an additional sitting room, this property is certainly not to be missed.

The accommodation briefly comprises an entrance hall providing access to the main staircase, two useful storage cupboards, the living room, a utility room with w.c., and a kitchen/dining room. The kitchen/diner offers access to the side of the property and leads down to the converted cellar sitting room. To the first floor landing are three bedrooms and the house bathroom, with bedroom three benefiting from a built-in storage cupboard and loft access. Externally, the front garden is laid mainly to lawn with planted borders and a pathway leading to the front entrance, enclosed by timber fencing. The side garden continues with a generous lawned area, two timber storage sheds and a block paved patio, ideal for outdoor dining and entertaining. Off road parking is provided via a large timber gate to the side of the property, leading to a block paved driveway offering parking for up to three vehicles.

Ossett is a highly regarded location, ideal for a range of buyers including growing families. Local shops, schools and amenities are within walking distance, including the town centre with its twice weekly market. Excellent transport links are available via local bus routes, with nearby Wakefield and Dewsbury offering railway stations providing connections to Leeds, Manchester and London. The M1 motorway is also only a short distance away, making this an ideal location for commuters.

Only a full internal inspection will truly reveal the space and quality on offer, and an early viewing is highly recommended to avoid disappointment.

ACCOMMODATION

ENTRANCE HALL
A composite front entrance door with frosted glass pane opens into the entrance hall. A frosted UPVC double glazed circular window to the front elevation, dado rail, central heating radiator, staircase rising to the first floor, understairs storage, a pantry cupboard and access to the living room, kitchen diner and utility room.

LIVING ROOM
16'2" (max) x 12'10" (min) x 6'5" (4.95m (max) x 3.92m (min) x 1.97m)
A UPVC double glazed box bay window to the front elevation and a UPVC double glazed window to the side. Dado rail, coving to the ceiling, a central heating radiator and an electric flame effect fireplace with spotlighting, marble hearth and surround with mantle.

KITCHEN/DINER
12'2" (min) x 14'11" (max) x 9'8" (3.71m (min) x 4.56m (max) x 2.95m)
Fitted with a range of modern wall and base shaker style units with laminate work surfaces, a ceramic 1.5 bowl sink and drainer with mixer tap, brick style tiled splashbacks, a four ring induction hob with extractor hood above, integrated oven, integrated fridge freezer and integrated dishwasher. Spotlighting, coving to the ceiling, a central heating radiator and access down to the cellar sitting room. There is a composite side door with frosted glass pane and a UPVC double glazed window to the side elevation.

CELLAR SITTING ROOM
6'5" x 14'9" (1.97m x 4.51m)
Fully heated, plastered and benefits from power and lighting. Additional features include spotlighting, an extractor fan and a central heating radiator. The room is accessed from the kitchen diner.

UTILITY ROOM/DOWNSTAIRS W.C.
14'6" x 4'3" (4.42m x 1.30m)
A frosted UPVC double glazed window to the side elevation, chrome style central heating radiator and coving to the ceiling. Modern gloss storage units with laminate work surface, space and plumbing for a washing machine and tumble dryer, along with a low flush w.c. and pedestal wash hand basin with mixer tap. The room is finished with half-height tiling throughout and retains plumbing points suitable for conversion to a full downstairs bathroom if desired.

FIRST FLOOR LANDING
A UPVC double glazed window to the side elevation, central heating radiator and doors providing access to three bedrooms and the house shower room.

BEDROOM ONE
15'3" x 14'9" (4.65m x 4.52m)
Coving to the ceiling, a central heating radiator, a UPVC double glazed window to the side elevation and a range of fitted wardrobes and storage units.

BEDROOM TWO
13'7" x 9'4" (4.15m x 2.85m)
A UPVC double glazed window to the front elevation, coving to the ceiling, central heating radiator and a range of fitted wardrobes and storage units.

BEDROOM THREE
6'10" x 10'7" (2.10m x 3.23m)
Loft access, coving to the ceiling, a central heating radiator, a UPVC double glazed window to the front elevation and access to an additional storage cupboard.

SHOWER ROOM/W.C.
4'0" x 9'8" (1.24m x 2.97m)
A frosted UPVC double glazed window to the side elevation, a central heating radiator with towel rail, spotlighting, extractor fan, low flush w.c., pedestal wash hand basin with mixer tap and a shower cubicle with mains fed shower and glass screen.

OUTSIDE
To the front, the property benefits from a landscaped garden mainly laid to lawn with mature shrub and flower borders, along with a paved pathway leading to the front entrance. The lawn wraps around to the side of the property where there are two timber built garden sheds, ideal for storage. Off road parking is provided via a block paved driveway with space for up to three vehicles, secured by a large timber gate. The garden is enclosed, secure and ideal for pets and children, while also offering excellent space for outdoor dining and entertaining.

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.