Richard Kendall Estate Agent

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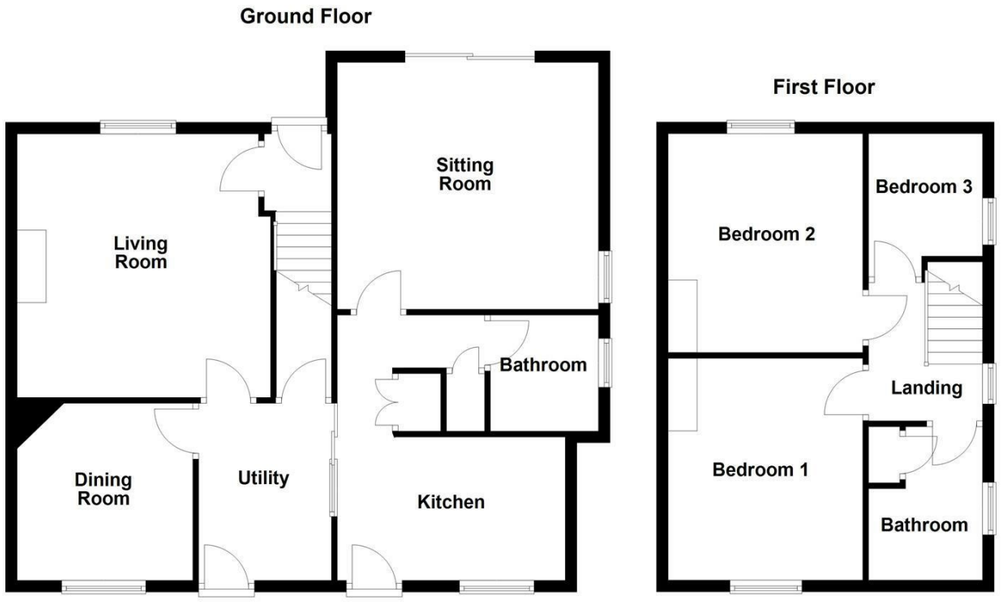


19 Sunnybank Street, Ossett, WF5 8PE

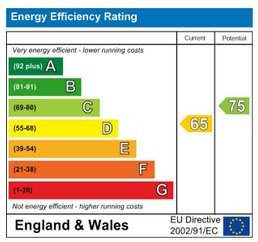
For Sale Freehold £260,000

Nestled at the end of Sunnybank Street and extensively extended throughout is this deceptively spacious three bedroom semi detached home. Offering well proportioned accommodation, generous reception space and a substantial tiered rear garden, this property presents an excellent opportunity for a range of buyers.

The accommodation briefly comprises a kitchen with access to two useful storage cupboards and doors leading to the utility room, sitting room and a ground floor bathroom. The utility room provides additional storage and access to both the dining room and living room. The living room opens to the rear hallway, which includes the staircase to the first floor and access to the rear garden, with the sitting room also providing access to the same area. To the first floor, the landing provides loft access and leads to three bedrooms and the house bathroom. Externally, the front of the property features a concrete driveway providing off road parking for one to two vehicles, enclosed by walling and timber fencing with double iron gates, along with permit on street parking. The rear garden is of a generous size and mainly laid to lawn, incorporating mature trees, shrubs and planted borders. A tarmac pathway leads to the rear where there is access from Headlands Road. There is also a paved patio seating area ideal for outdoor dining and entertaining. The garden is fully enclosed by walls, hedging and timber fencing, making it suitable for both pets and children.

Ossett is a popular location for a wide range of buyers including first time purchasers, growing families and professional couples. Local shops and schools are within walking distance, particularly those within Ossett town centre. Regular bus routes serve the area, while nearby Wakefield and Dewsbury provide train stations with links to Leeds, Manchester and London. The M1 motorway is also a short drive away for those commuting further afield.

Only a full internal inspection will reveal the true size and versatility of this attractive home. Early viewing is 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
A composite front entrance door leads into the kitchen with central heating radiator, coving to the ceiling and UPVC double glazed window to the front elevation, opening into the inner hallway.

KITCHEN
12'11" x 8'1" (3.95m x 2.47m)
Fitted with a range of wall and base units with laminate work surfaces, 1½ stainless steel sink and drainer with mixer tap, tiled splashbacks and space and plumbing for a washing machine and gas cooker.

INNER HALLWAY
Coving to the ceiling, central heating radiator, storage cupboards and doors leading to the utility, sitting room and bathroom.

SITTING ROOM
15'4" x 13'11" (4.68m x 4.25m)
UPVC double glazed sliding doors to the rear garden, timber frame window to the side, central heating radiator, coving to the ceiling and gas fire with tiled hearth and wooden mantle.

BATHROOM/W.C.
6'1" x 6'7" (1.86m x 2.01m)
Frosted UPVC double glazed window to the side, concealed low flush WC, wash basin set within vanity unit, central heating radiator, coving to the ceiling and half tiled walls.

UTILITY
10'0" x 7'6" (3.05m x 2.3m)
Timber frame entrance door, central heating radiator, wall and base units with stainless steel sink and tiled splashback, Worcester combi boiler and access to under stairs storage. Doors lead through to the dining room and living room.

DINING ROOM
10'0" x 10'0" (3.05m x 3.05m)
UPVC double glazed window to the front elevation, central heating radiator, picture rail and gas fireplace with tiled surround and mantle.

LIVING ROOM
14'6" x 14'11" (4.43m x 4.56m)
Two central heating radiators, timber frame floor to ceiling window to the rear, coving to the ceiling, electric fire with tiled surround and wooden mantle and fitted storage within the chimney recess. Door through to the rear hallway.

REAR HALLWAY
A timber door with frosted glass panel, central heating radiator, coving to the ceiling and staircase leading to the first floor.

FIRST FLOOR LANDING
Loft access, UPVC double glazed window to the side and doors to three bedrooms and the house bathroom.

BEDROOM ONE
12'9" x 11'1" (3.9m x 3.4m)
UPVC double glazed window to the front elevation and central heating radiator.

BEDROOM TWO
12'3" x 10'9" (3.75m x 3.3m)
UPVC double glazed window to the rear elevation and central heating radiator.

BEDROOM THREE
6'11" x 8'0" (2.11m x 2.45m)
Timber frame window to the side elevation and central heating radiator.

BATHROOM/W.C.
8'11" x 6'5" (2.73m x 1.98m)
Frosted timber frame window to the side, fitted storage cupboard, central heating radiator, low flush WC, pedestal wash basin and panelled bath with tiled surround.

OUTSIDE
Externally to the front is a concrete driveway providing off road parking for one to two vehicles with planted shrubs and boundary wall, along with iron double gates. The rear garden is arranged over two tiers of lawn with mature trees, shrubs and flowers, together with a tarmac pathway and patio seating area ideal for outdoor dining, all enclosed by hedging, fencing and stone walling.

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.