Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

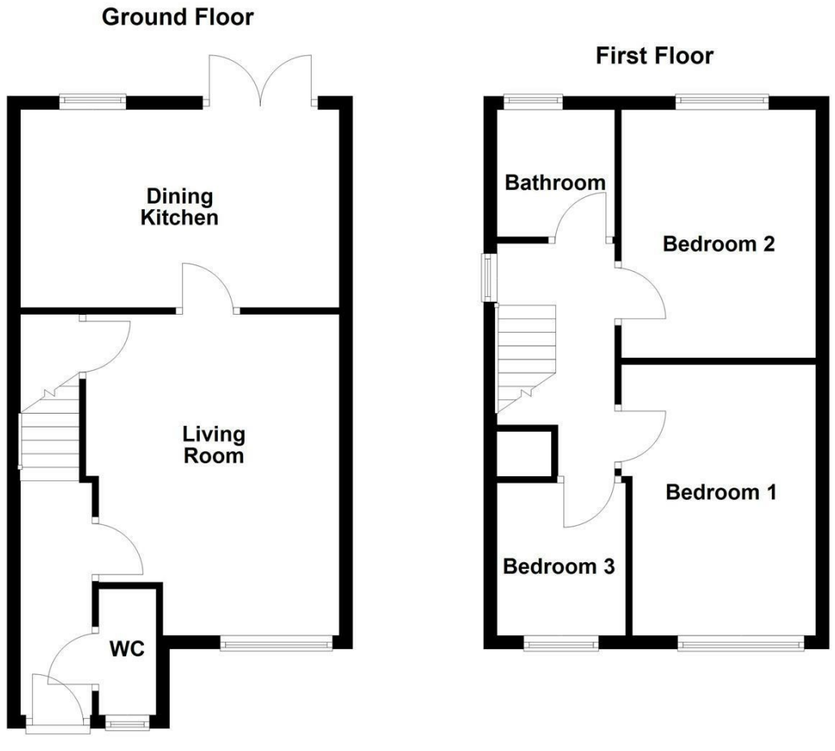
7 Kingsway Court, Ossett, WF5 8EG

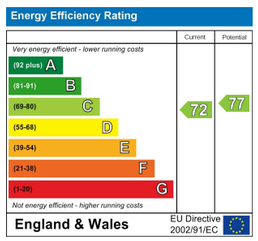
For Sale Freehold £270,000

A well proportioned and attractively presented three bedroom semi-detached home, benefiting from off street parking and a single garage, pleasantly positioned at the head of a cul-de-sac within this well regarded residential area.

The property benefits from gas fired central heating and sealed unit double glazed windows throughout. This comfortable and modern family home is approached via a welcoming entrance hall with a useful guest cloakroom. The living room is of generous proportions, featuring a character fireplace and a window overlooking the front elevation. Spanning the rear of the property is an impressive dining kitchen, fitted with a range of contemporary units with integrated cooking appliances and ample space for dining, complemented by French doors opening out onto the rear garden. To the first floor are two well sized double bedrooms, along with a further single bedroom, all served by a family bathroom fitted with a modern white suite. Externally, the property enjoys a modest front garden and a driveway providing ample off street parking, which runs alongside the house and leads to a single garage at the rear. The good sized rear garden is laid mainly to lawn and features two paved patio seating areas, ideal for outdoor entertaining.

The property is situated at the head of a cul-de-sac within this popular residential location on the fringe of Ossett town centre. Ossett offers a good range of shops, schools and recreational facilities and is conveniently placed for easy access to the national motorway network.





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
Composite front entrance door, double central heating radiator, and staircase rising to the first floor landing.

DOWNSTAIRS W.C.
6'2" x 2'7" (1.9m x 0.8m)
Frosted UPVC double glazed window to the front, chrome ladder style heated towel rail, and a two piece white and chrome cloakroom suite comprising a low suite WC and pedestal wash basin.

LIVING ROOM
12'5" x 12'5" (max) (3.8m x 3.8m (max))
UPVC double glazed window to the front, feature fireplace with marble insert and hearth housing a living flame coal effect gas fire, useful understairs storage cupboard, and double central heating radiator.

DINING KITCHEN
15'8" x 9'10" (4.8m x 3.0m)
French doors opening onto the rear garden, contemporary central heating radiator. A range of modern wall and base units with wood effect laminate worktops and matching upstands, incorporating a stainless steel sink unit. Stainless steel gas hob with glazed splashback and extractor hood over, built in oven, space for an under counter fridge and freezer, and plumbing for a washing machine.

FIRST FLOOR LANDING
UPVC double glazed window to the side, loft access point, and built in over stairs linen cupboard. Doors to three bedrooms and the bathroom.

BEDROOM ONE
13'5" x 8'10" (4.1m x 2.7m)
UPVC double glazed window to the front and a central heating radiator.

BEDROOM TWO
12'1" x 9'6" (3.7m x 2.9m)
UPVC double glazed window overlooking the rear garden and a central heating radiator.

BEDROOM THREE
7'6" x 6'6" (2.3m x 2.0m)
UPVC double glazed window to the front, central heating radiator.

BATHROOM
6'2" x 5'10" (1.9m x 1.8m)
Frosted UPVC double glazed window to the rear, fully tiled walls and floor, chrome ladder style heated towel rail and extractor fan. A three piece white and chrome suite comprising a panelled bath with shower over and glazed screen, vanity wash basin with drawers beneath, and low suite WC.

OUTSIDE
To the front of the property is a neat lawned garden together with driveway parking running down the side of the house and leading to a detached single garage. To the rear, the garden features a paved patio seating area immediately outside the house, a good-sized lawn extending past the garage, and a further paved patio seating area to the rear.

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.