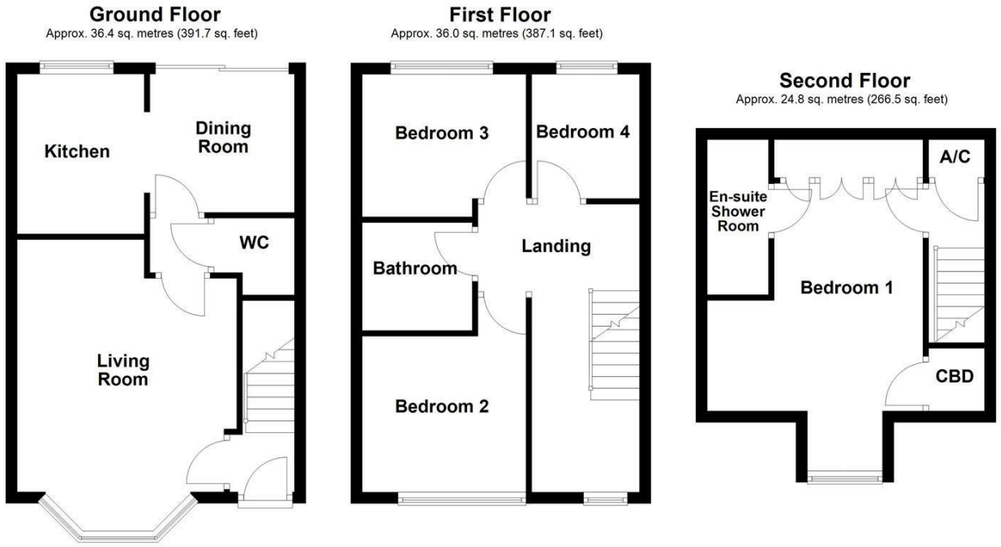


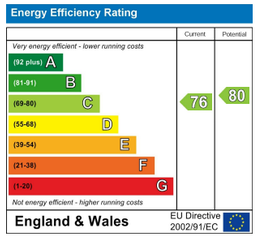
Total area: approx. 97.1 sq. metres (1045.3 sq. feet)

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



34 Moorcroft, Ossett, WF5 9JL

For Sale Leasehold Offers Over £255,000

A superb opportunity to purchase this spacious four bedroom mid townhouse, arranged over three floors and benefitting from an enclosed rear garden and two allocated parking spaces, along with UPVC double glazing and gas central heating throughout within close proximity of sought after schools.

The accommodation briefly comprises an entrance hall leading into a living room with feature fireplace, which in turn provides access to an inner hallway with doors to a downstairs WC and a separate dining room. The dining room features sliding patio doors opening onto the rear garden and an archway through to the adjacent kitchen, which is fitted with a range of modern high gloss units and integrated appliances. To the first floor, the landing provides access to three well proportioned bedrooms and a modern three piece house bathroom. A further staircase leads to the second floor, where the principal bedroom benefits from fitted wardrobes, an en suite shower room and additional storage. Externally, to the front there is a pathway leading to the entrance beneath a covered porch. To the rear, the enclosed garden features a paved patio area ideal for outdoor dining, leading onto a lawned garden with a timber shed, all enclosed by timber fencing. A gate provides access to the communal parking area, where the property benefits from two allocated spaces.

The property is situated in the popular area of Ossett, close to a range of local amenities and well regarded schools, with regular bus routes to Wakefield city centre and convenient access to the M1 motorway for those commuting further afield.

Only a full internal inspection will fully appreciate the space and versatility this home has to offer. Early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL
UPVC double glazed front entrance door leading into the entrance hall with coving to the ceiling, central heating radiator and staircase to the first floor landing. Door leading into the living room.

LIVING ROOM
12'7" x 12'4" (min) x 14'7" (max) (3.84m x 3.76m (min) x 4.45m (max))
UPVC double glazed box bay window to the front elevation, central heating radiator, coving to the ceiling and gas fire with marble hearth and surround. Door leading to the inner hallway.



INNER HALLWAY
Provides access to the downstairs W.C. and dining room.

W.C.
4'7" x 3'1" (min) x 4'5" (max) (1.41m x 0.96m (min) x 1.36m (max))
Fitted with low flush W.C., pedestal wash basin and tiled splashback, central heating radiator and extractor fan.

DINING ROOM
8'0" x 8'4" (2.45m x 2.56m)
UPVC sliding patio doors to the rear garden, central heating radiator, coving to the ceiling and archway into the kitchen.

KITCHEN
7'3" x 9'3" (2.23m x 2.82m)
UPVC double glazed window to the rear. Fitted with a range of high gloss wall and base units with laminate work surfaces and upstands, stainless steel sink and drainer with mixer tap, integrated Zanussi twin oven and grill, five ring gas hob with extractor, space and plumbing for washing machine and dishwasher, integrated fridge freezer.

FIRST FLOOR LANDING
UPVC double glazed window to the front elevation, central heating radiator, doors to three bedrooms and the house bathroom, with staircase to the second floor.

BATHROOM/W.C.
6'3" x 6'3" (1.93m x 1.91m)
Fitted with a three piece suite comprising panel bath with shower and screen, wash basin and low flush W.C., with tiled walls, central heating radiator and extractor fan.



BEDROOM TWO
9'1" x 9'5" (2.79m x 2.89m)
UPVC double glazed window to the front elevation and central heating radiator.



BEDROOM THREE
7'2" (min) x 8'2" (max) x 9'5" (2.19m (min) x 2.51m (max) x 2.89m)
UPVC double glazed window to the rear elevation and central heating radiator.

BEDROOM FOUR
7'2" x 6'2" (2.19m x 1.89m)
UPVC double glazed window to the rear elevation and central heating radiator.

SECOND FLOOR LANDING
Central heating radiator and doors to bedroom one and airing cupboard.

BEDROOM ONE
12'11" (min) x 16'6" (max) x 12'5" (3.96m (min) x 5.03m (max) x 3.80m)
UPVC double glazed window to the front elevation, two central heating radiators, fitted wardrobes, loft access and storage cupboard, with door to en suite.



EN SUITE SHOWER ROOM/W.C.
3'6" x 9'1" (1.09m x 2.78m)
Fitted with a three piece suite comprising shower cubicle with mixer shower, pedestal wash basin and low flush W.C., with partial tiling, central heating radiator, extractor fan and shaver point.



OUTSIDE
To the front, a low maintenance pebbled garden with timber porch and paved pathway. Two allocated parking spaces are located within a communal car park to the side. To the rear, an enclosed garden with paved patio area, lawn, timber shed, fenced boundaries and water point, with gated access to the parking area.



LEASEHOLD
The ground rent £80.00 (pa). The remaining term of the lease is 975 years (2026). A copy of the lease is held on our file at the Ossett office.

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

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.

PLEASE NOTE
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.
The legal pack includes
- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.