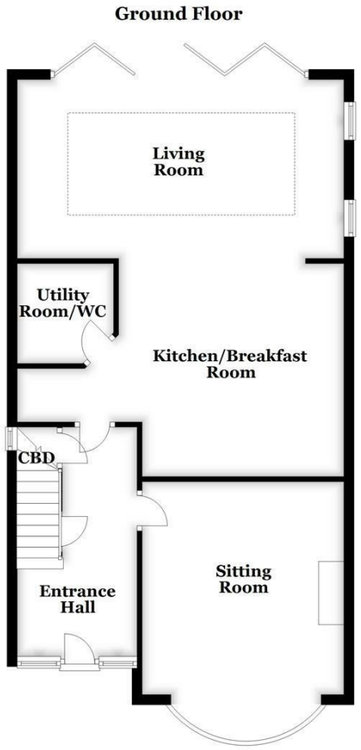
WAKEFIELD
01924 291 294

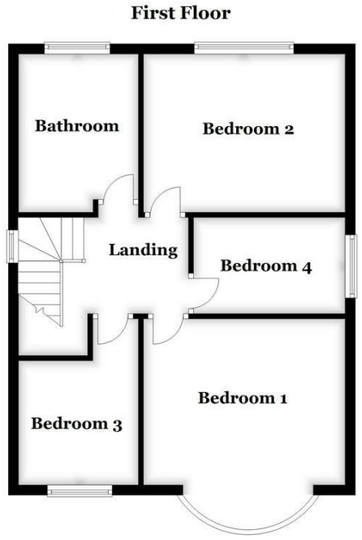
OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844





131 Kingsway, Ossett, WF5 8DN

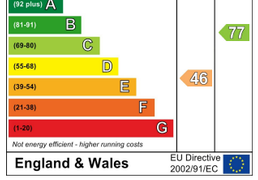
For Sale Freehold £460,000

Renovated throughout to a high standard by the current owner and offered to the market with no onward chain is this superbly appointed and spacious four bedroom executive detached home incorporating stunning open plan kitchen/breakfast/living room with feature lantern roof and bi-folding doors opening to rear garden.

The property briefly comprises of the entrance hall with two understairs storage cupboards, sitting room, bespoke kitchen/breakfast room with opening into the living room and utility/w.c. The first floor landing leads to four bedrooms and four piece suite house bathroom/w.c. Outside to the front the property is accessed double cast iron gates providing access onto a large double tarmcadam driveway providing off road parking and an attractive lawned garden. The driveway continues down the side of the property leading to the single detached garage with access to store. A porcelain pathway leads a paved patio area, perfect for entertaining and dining purposes and an attractive lawned garden with privet hedges bordering and a paved seating area.

Situated within walking distance of Ossett town centre, it is ideally located for all local shops and amenities including Ossett's twice weekly market. It is also well situated for the motorway network for those having to commute further afield.

A fine example of a stunning family home which truly deserves an early appraisal to fully appreciate the accommodation on offer.



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, luxury vinyl flooring, staircase to the first floor landing, central heating radiator and doors to the sitting room, kitchen/breakfast room and understairs storage cupboard. Further small cupboard providing useful storage.

UNDERSTAIRS STORE
Original curing table, luxury vinyl flooring, aluminium double glazed frosted window to the side aspect, light and power within.

SITTING ROOM
12'10" x 13'10" (min) x 16'11" (min) (3.92m x 4.23m (min) x 5.17m (min))
UPVC double glazed walk in bay window overlooking the front aspect, electric fire on a slate hearth with solid wooden mantle above, coving to the ceiling and central heating radiator.

KITCHEN/BREAKFAST ROOM
21'3" (max) x 14'7" (min) x 13'9" (6.48m (max) x 4.45m (min) x 4.21m)
Range of shaker style wall and base units with quartz work surface over and quartz upstanding above. Integrated twin Neff oven and grill with sliding doors, separate five ceramic hobs with AEG chrome cooker hood above, 1 1/2 ceramic sink and drainer, large breakfast island, integrated Hot Point dishwasher, space for an American style fridge/freezer, downlights built into the wall cupboards, luxury vinyl flooring with underfloor heating, built in wine cooler and feature archway providing access into the living room. Door providing access into the utility room.

LIVING ROOM
11'7" x 20'11" (3.54m x 6.40m)
Luxury vinyl flooring with underfloor heating, UPVC double glazed windows to the side aspect, five aluminium bi-folding doors to the rear garden, large lantern roof with tined glass, inset spotlights to the ceiling and wall mounted air conditioning unit.

UTILITY/W.C.
6'5" x 6'3" (1.97m x 1.93m)
Range of wall and base units with solid wooden work surface over, plumbing and drainage for a washing machine, sink with mixer tap, low flush w.c., contemporary dark grey radiator, luxury vinyl flooring, inset spotlights to the ceiling and the combi condensing boiler is housed in here.

FIRST FLOOR LANDING
UPVC double glazed window overlooking the side elevation, loft access with drop down ladder to the partially boarded loft with light and doors providing access to four bedrooms and the modern house bathroom.

BEDROOM ONE
10'11" (min) x 14'2" (max) x 12'11" (3.34m (min) x 4.32m (max) x 3.94m)
Coving to the ceiling, UPVC double glazed bow window overlooking the front elevation and central heating radiator.

BEDROOM TWO
10'4" x 12'10" (3.16m x 3.92m)
Coving to the ceiling, central heating radiator and UPVC double glazed window overlooking the rear elevation.

BEDROOM THREE
11'0" x 8'0" (min) x 7'10" (max) (3.36m x 2.46m (min) x 2.41m (max))
UPVC double glazed window to the front elevation, coving to the ceiling and central heating radiator.

BEDROOM FOUR
9'10" x 6'4" (3.00m x 1.93m)
UPVC double glazed window overlooking the side elevation, coving to the ceiling and central heating radiator.

BATHROOM/W.C.
9'5" (min) x 10'3" (max) x 7'8" (2.88m (min) x 3.13m (max) x 2.36m)
Four piece suite comprising low flush w.c., freestanding bath with chrome swan neck mixer tap and pull out shower attachment, wall hung wash basin with chrome mixer tap built into vanity drawers and walk in shower cubicle with glass shower screen, mixer shower and shower attachment. UPVC double glazed frosted window overlooking the rear elevation, partially tiled walls, tiled floor with underfloor heating and contemporary ladder style radiator. Wall mounted extractor fan and inset spotlights to the ceiling.

OUTSIDE
The property is accessed to the front through double cast iron gates providing access onto a large double tarmcadam driveway providing off road parking and an attractive lawned garden with recess porch with tiled floor and light. The driveway continues down the side of the property with block paved edge to the single detached garage with electric quarter panelled door, frosted side window, power and light within. There is a timber door to store room with frosted window providing useful storage. A cast iron gate provides access down a porcelain paved pathway down the side of the garage opening up to a superb paved patio area, perfect for entertaining and dining purposes and an attractive lawned garden with privet hedges bordering and a paved seating area.

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.