Richard Kendall Estate Agent

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18 Cross Street, Ossett, WF5 9QU

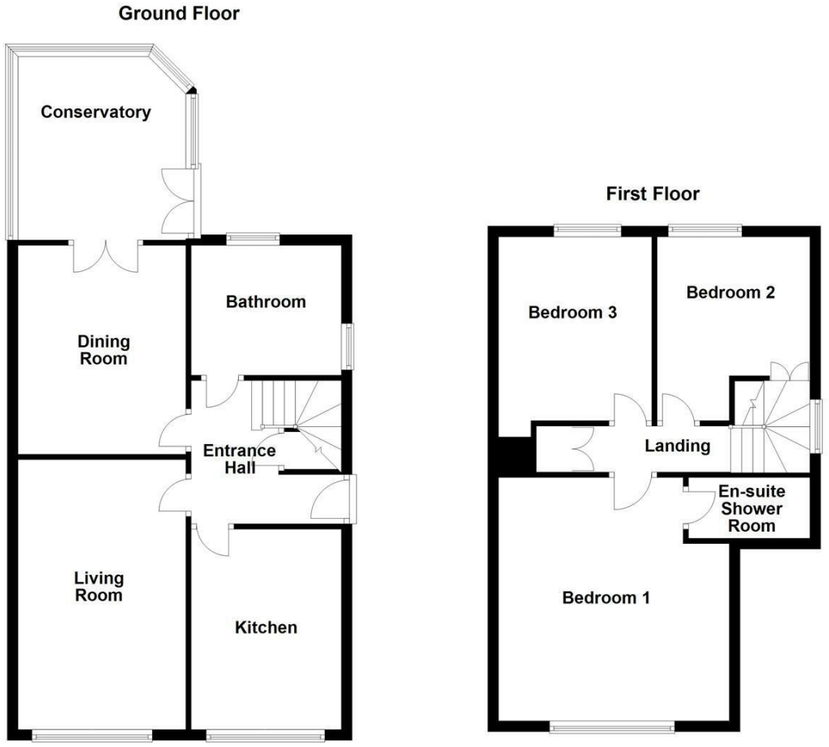
For Sale Freehold £285,000

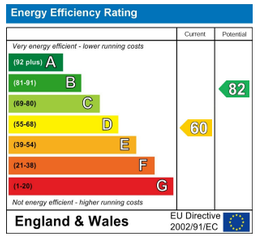
Situated in the highly sought after town of Ossett is this beautifully presented three bedroom detached home. Boasting unique character, tasteful décor throughout and sat on a generous plot, this property represents an excellent opportunity for a wide range of buyers and is certainly not one to be missed.

The accommodation briefly comprises of entrance hall with useful understairs storage and access to the kitchen, living room, bathroom, and dining room. The dining room flows through to a bright conservatory with views over the rear garden. To the first floor, the landing provides access to the loft, a fitted storage cupboard, and three well proportioned bedrooms. The principal bedroom benefits from a range of fitted wardrobes and en suite shower facilities. Externally, the property is approached by a pebbled driveway leading to double gates, which in turn open onto the gardens. The front and side gardens are predominantly laid to lawn with stone paved patio seating areas, perfect for outdoor dining and entertaining, complemented by decorative pebbled areas and planted borders. Two useful garden sheds provide additional storage. The rear garden is designed with low maintenance in mind, featuring a further paved patio area, enclosed by hedging and timber fencing.

Ossett is a prime location, perfectly suited to a variety of buyers, including growing families. Shops, schools and everyday amenities are all within walking distance, while a wider range of facilities can be found in Ossett town centre and the nearby towns and cities of Wakefield and Dewsbury. For commuters, local bus routes, train stations at Wakefield and Dewsbury and excellent motorway access via the M1 are all within easy reach.

This unique and well maintained home must be viewed internally to be fully appreciated. An early viewing is highly recommended to avoid disappointment.





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
8'11" x 9'3" max x 2'11" min (2.72m x 2.83m max x 0.91m min)
Composite front entrance door, coving to the ceiling, stairs to the first floor and understairs storage. Anthracite column central heating radiator and doors leading to the living room, dining room, kitchen and bathroom.

KITCHEN
12'0" x 9'3" (3.67m x 2.82m)
A range of wall and base shaker style units with granite look work surface over, composite 1.5 sink and drainer with mixer tap, five ring gas hob with stainless steel extractor hood above and integrated double oven. Integrated dishwasher, plumbing for a washing machine and space for a fridge freezer. UPVC double glazed window to the front, coving to the ceiling and anthracite column central heating radiator.

LIVING ROOM
10'4" x 16'6" (3.15m x 5.05m)
Coving to the ceiling, UPVC double glazed window to the front, central heating radiator and an electric living flame effect fireplace with marble hearth, surround, and mantle.

DINING ROOM
10'4" x 12'9" (3.15m x 3.9m)
Set of UPVC double glazed French doors into the conservatory, coving to the ceiling, central heating radiator and decorative fireplace with tiled hearth and wooden mantle.

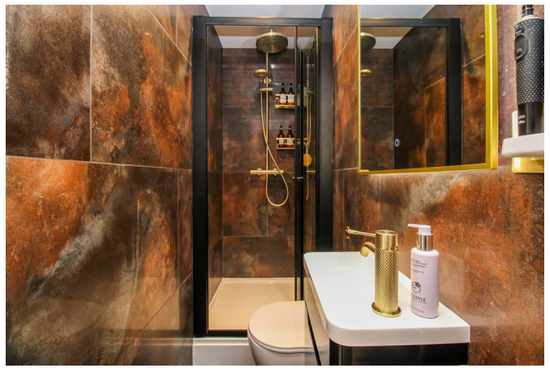
CONSERVATORY
10'9" x 10'5" max x 8'9" min (3.3m x 3.2m max x 2.68m min)
Surrounded by UPVC double glazed windows with a set of UPVC double glazed French doors to the rear garden.

BATHROOM/W.C.
7'9" x 9'2" (2.37m x 2.81m)
Two frosted UPVC double glazed windows to the side, anthracite column central heating radiator, extractor fan, low flush w.c., pedestal wash basin with mixer tap, tiled-in bath with mixer tap and separate shower cubicle with electric shower head attachment.

FIRST FLOOR LANDING
Loft access, coving to the ceiling, UPVC double glazed window to the side, access to a fitted storage cupboard and doors to three bedrooms.

BEDROOM ONE
15'5" x 10'7" max x 4'9" min (4.7m x 3.23m max x 1.47m min)
Range of fitted wardrobes and storage units, anthracite column central heating radiator, UPVC double glazed window to the front and a door to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
2'9" x 7'2" (0.85m x 2.2m)
Spotlighting, extractor fan, concealed cistern w.c., wash basin built into a vanity unit with mixer tap, shower cubicle with mains fed overhead shower and detachable shower head. LED mirror and full tiling.



BEDROOM TWO
10'1" x 11'0" max x 7'11" min (3.08m x 3.36m max x 2.42m min)
Overstairs storage cupboard, central heating radiator and UPVC double glazed window to the rear.

BEDROOM THREE
7'4" x 11'1" (2.25m x 3.4m)
UPVC double glazed window to the rear, central heating radiator and LED strip lighting to the ceiling.

OUTSIDE
To the front of the property, a set of double gates lead onto a pebbled driveway providing off road parking for two/three vehicles, with further gates leading onto the main plot. The front garden comprises lawn areas with pebble borders and planted features, as well as two garden sheds. To the side, further lawn areas and stone paved patio areas are perfect for outdoor dining and entertaining, along with a koi pond water feature. To the rear, the garden is low maintenance and mainly paved, fully enclosed by hedging and timber fencing, offering privacy and suitability for pets and children.

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.