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

# 89 Dale Street, Ossett, WF5 9HN

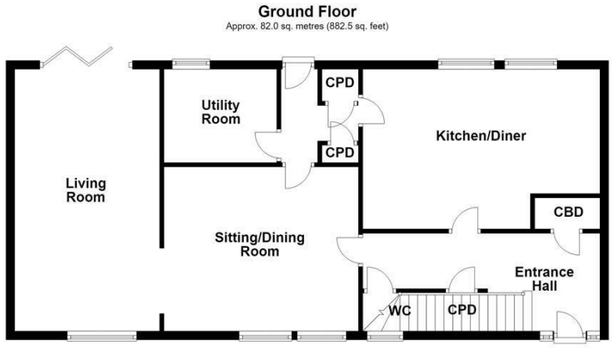
## For Sale Freehold Offers In The Region Of £445,000

A rare opportunity to purchase this charming old coach house, having been extensively renovated to a high standard throughout. Retaining an abundance of character and original features, the property offers four generous bedrooms and two reception rooms, all set back from the roadside on a good sized plot with ample off street parking to the front and an enclosed garden to the rear with lawn and Yorkshire stone patio.

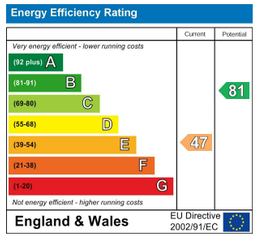
The beautifully presented accommodation, which benefits from oil central heating, briefly comprises an entrance hall, impressive kitchen/diner, sitting/dining room, spacious dual aspect living room with feature fireplace, rear entrance hall, utility room and downstairs W.C. completing the ground floor. To the first floor, the landing provides access to four double bedrooms and a modern family bathroom. The principal bedroom further benefits from a dressing room and en suite shower room. Externally, the property is set behind double timber gates with a large cobbled driveway providing ample off road parking. To the rear is a generous, landscaped and particularly private garden with Yorkshire stone paved seating areas, established borders, lawn and mature hedging.

The property is situated within walking distance of Ossett town centre, which offers a wide range of amenities including local shops, schools, restaurants, bus station and twice-weekly market. The M1 motorway network is also within easy reach for those travelling further afield.

Only a full internal inspection will truly reveal the quality, character and space this exceptional home has to offer. An early viewing is highly recommended.




Total area: approx. 163.8 sq. metres (1763.3 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*

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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

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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 leading into the entrance hall. Staircase with solid oak handrail and cast iron spindles leading to the first floor landing, with carpet runner. Full height wall panelling, coving to the ceiling, inset spotlights, exposed beams and central heating radiator. Four solid wooden doors with chrome handles provide access to the downstairs W.C., sitting/dining room, kitchen diner and useful storage cupboard.

### KITCHEN DINER

18'0" x 12'4" (max) x 9'6" (min) (5.49m x 3.78m (max) x 2.91m (min))

Fitted with a range of high gloss wall and base units with laminate work surfaces over and matching laminate upstands. Incorporating a stainless steel sink and drainer with mixer tap, integrated twin oven and grill and four ring ceramic hob with glass splashback and extractor hood above. The vendors are also leaving the oil fired Rayburn range cooker, set on a tiled hearth with tiled splashback. Integrated full size Kenwood dishwasher and space for a large freestanding fridge freezer. Two UPVC double glazed windows overlook the rear aspect, together with a fully tiled floor, central heating radiator, coving to the ceiling and an exposed brick feature wall with integrated downlights. Solid wooden door with chrome handle providing access to the rear hallway.

### REAR HALLWAY

Composite rear entrance door leading into the garden. Two solid wooden doors with chrome handles provide access to storage cupboards, one housing the floor mounted boiler with fixed shelving and the other providing useful pantry storage with fitted shelving. Two further solid wooden doors lead into the sitting/dining room and utility room. Inset spotlights to the ceiling.

### UTILITY ROOM

8'6" x 6'11" (2.61m x 2.13m)

Fitted with a range of high gloss wall and base units with laminate work surfaces over and stainless steel sink and drainer. UPVC double glazed window overlooking the rear aspect, inset spotlights to the ceiling, fully tiled floor and central heating radiator.

### SITTING/DINING ROOM

12'10" x 14'10" (3.92m x 4.53m)

Two UPVC double glazed windows overlooking the front aspect, central heating radiator, coving to the ceiling and ceiling rose. Three original solid wooden doorways and architraves create an attractive character feature within the room. An opening leads through into the living room.

### LIVING ROOM

11'0" x 20'4" (3.37m x 6.20m)

Feature multi fuel cast iron stove set on a stone hearth with decorative stone chimney breast and solid stone mantle. Inset spotlights to the ceiling, two exposed beams, laminate flooring and central heating radiator. UPVC double glazed window overlooking the front aspect and UPVC double glazed bi-folding doors opening directly onto the landscaped rear garden.

### FIRST FLOOR LANDING

Gallery style landing with loft access, UPVC double glazed window overlooking the front elevation and six solid wooden doors with chrome handles providing access to four bedrooms, the house bathroom and a storage cupboard housing the water tank.

### BEDROOM ONE

20'3" x 11'3" (6.18m x 3.43m)

Solid wood flooring, two central heating radiators and triple aspect windows, including two UPVC double glazed windows to the side elevation together with further UPVC double glazed windows to the front and rear. Inset spotlights to the ceiling, part coving and an exposed stone feature wall. Two solid wooden doors with chrome handles provide access to the en suite shower room and walk-in wardrobe/dressing room.

### EN SUITE SHOWER ROOM

4'6" x 8'1" (1.39m x 2.47m)

Fitted with a modern three piece suite comprising low flush W.C. with concealed cistern, wash basin with chrome mixer tap set within a floating vanity unit and walk in shower enclosure with fixed glass screen, mixer shower and rainfall shower head. Fully laminated walls within the shower enclosure, inset spotlights to the ceiling, extractor fan, fully tiled floor, chrome ladder style radiator, heated vanity mirror and shelves.

### WALK IN WARDROBE/DRESSING ROOM

3'6" x 8'4" (1.08m x 2.56m)

Fitted wardrobe rails and shelving with inset spotlights to the ceiling.

### BEDROOM TWO

10'0" x 17'9" (max) x 13'3" (min) (3.07m x 5.42m (max) x 4.06m (min))

Inset spotlights to the ceiling, UPVC double glazed window overlooking the rear elevation and central heating radiator. Double solid wooden doors with chrome handles provide access to a built in double wardrobe.

### BEDROOM THREE

11'5" x 8'3" (3.48m x 2.53m)

Two UPVC double glazed windows overlooking the front elevation, inset spotlights to the ceiling and central heating radiator.

### BEDROOM FOUR

8'3" x 10'3" (2.53m x 3.13m)

Two UPVC double glazed windows overlooking the rear elevation, central heating radiator and inset spotlights to the ceiling.

### BATHROOM

7'8" x 10'0" (max) x 8'5" (min) (2.35m x 3.06m (max) x 2.59m (min))

Fitted with a modern three piece suite comprising curved panelled bath with curved glass shower screen, mixer shower and wall mounted shower attachment, low flush W.C. and wash basin with chrome mixer tap set within a high gloss vanity unit with storage below. Fully laminated walls around the bath, half tiled walls to the remainder, laminate flooring, chrome ladder style radiator, extractor fan, frosted UPVC double glazed window overlooking the front elevation and inset spotlights to the ceiling.

### OUTSIDE

To the front of the property, double timber swing gates provide access onto a large cobbled driveway offering ample off road parking for several vehicles. A Yorkshire stone paved pathway leads from the gates to the front entrance, which features an attractive stone arch and up-and-down exterior wall light. Solid stone and brick built walls, together with mature privet hedging, provide a good degree of enclosure and privacy. Original double timber swing gates provide access into the landscaped rear garden, where a Yorkshire stone pathway leads alongside a solid brick wall to a generous Yorkshire stone paved patio extending across the rear of the property. Raised woodchip borders with established planting sit alongside the patio, whilst an attractive brick and stone archway opens into the main lawned garden beyond. The larger than average rear garden is enclosed by solid stone walling, timber fencing and mature privet hedging, creating a particularly private and secluded setting.

### SUMMER HOUSE

8'6" x 7'4" (2.60m x 2.24m)

UPVC double glazed French doors to the front with UPVC double glazed side panels, featuring inset spotlights to the ceiling, off grid 12v power/USB sockets and lighting, fully insulated throughout and carpeted flooring. The space is ideal for use as a home office, playroom or garden room. A timber door to the front also provides access into a useful adjoining store room.

### 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.

### 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.