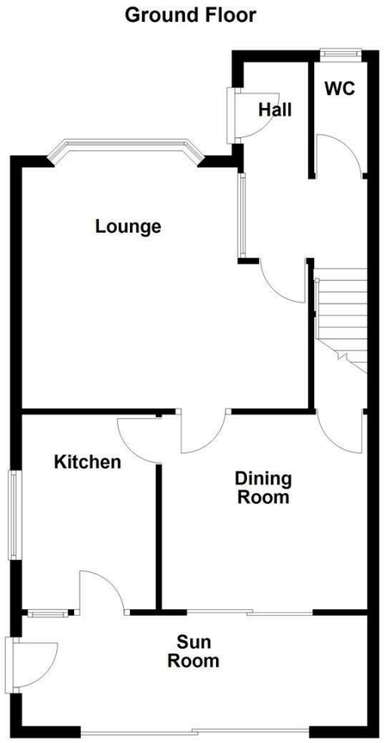
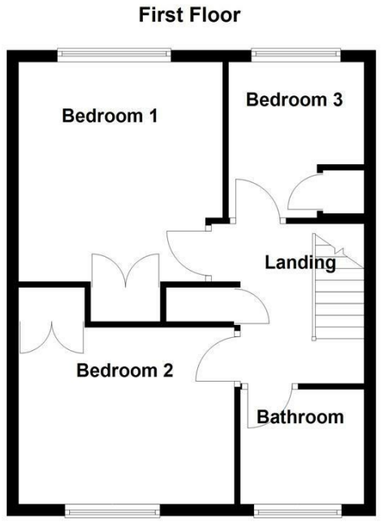
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





28 Kingsway Close, Ossett, WF5 8DZ

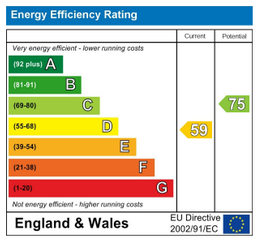
For Sale Freehold £250,000

A well proportioned three bedroom semi detached family home, offering spacious and versatile living accommodation, a sun room extension and a detached garage. The property benefits from gas central heating, double glazing throughout, ample storage space and well maintained gardens to both the front and rear.

Accessed via a side entrance, the accommodation briefly comprises an entrance hall, downstairs w.c., a generously sized lounge with access to the dining room with understairs storage, a fitted kitchen, and a light filled sun room overlooking the rear garden. To the first floor, a central landing provides access to three well proportioned bedrooms and the family bathroom with a large airing cupboard. Externally, the property features a front garden with mature shrubs and bushes, while to the rear there is an attractive, enclosed garden ideal for outdoor entertaining, together with a detached garage for secure parking and storage.

Conveniently positioned within easy reach of Ossett town centre, the property enjoys close proximity to a range of shops, schools, and local amenities, as well as excellent access to the M1 motorway network, ideal for commuters.

Only a full internal inspection will reveal the potential on offer at this home and an early viewing comes highly recommended.



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
A side UPVC entrance door. Access to the downstairs w.c. and lounge. Staircase to the first floor landing.

W.C.
6'2" x 3'3" (1.9m x 1.00m)
Fitted with a two piece suite comprising a low flush w.c. and vanity wash hand basin. A frosted UPVC double glazed window to the front elevation.

LOUNGE
16'1" x 13'6" (4.91m x 4.13m)
A generous reception room featuring a UPVC double glazed bay window to the front elevation, a feature brick fireplace with electric fire and door with glass panel leading through to the dining room.

DINING ROOM
11'6" x 10'11" (3.52m x 3.34m)
Sliding aluminium patio door opening into the conservatory, understairs storage cupboard, a side door to the kitchen and ample space for a family dining table.

KITCHEN
10'11" x 7'6" (3.34m x 2.30m)
Fitted with a range of wall and base units providing excellent storage, laminate worktops, a 1.5 stainless steel sink and drainer unit, gas hob, built in cooker and plumbing for a washing machine and fridge/freezer. A UPVC double glazed window to the side elevation and a timber framed window and door to the sun room.

SUN ROOM
19'6" x 5'10" (5.95m x 1.8m)
A bright and versatile brick built extension with solid flat roof. Built in storage cupboard, UPVC sliding doors leading out to the garden and an additional side UPVC door for access, ideal for use as a sitting or dining area.

FIRST FLOOR LANDING
Large airing cupboard providing a wealth of storage space. Provides access to three bedrooms and the family bathroom.

BEDROOM ONE
12'4" x 11'5" (3.76m x 3.50m)
A UPVC double glazed window to the front elevation, built in storage cupboard and fitted wardrobes along one wall.

BEDROOM TWO
12'1" x 9'11" (3.7m x 3.03m)
A UPVC double glazed window to the rear elevation and a built in storage cupboard.

BEDROOM THREE
8'9" x 7'7" (2.67m x 2.32m)
A UPVC double glazed window to the front elevation and a built in storage cupboard above the stairs.

BATHROOM/W.C.
6'10" x 6'5" (2.10m x 1.97m)
Fitted with a three piece suite comprising a panelled bath with wall mounted shower, vanity wash hand basin, and low flush w.c. A frosted UPVC double glazed window to the rear elevation, tiled walls and spotlights to the ceiling.

OUTSIDE
The front garden is low maintenance, with mature shrubs and bushes and side access leading to the rear garden. The rear garden is mainly laid to lawn, with low maintenance borders and a personal door providing access to two garages (connected by an internal door) from the rear garden.

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.

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.