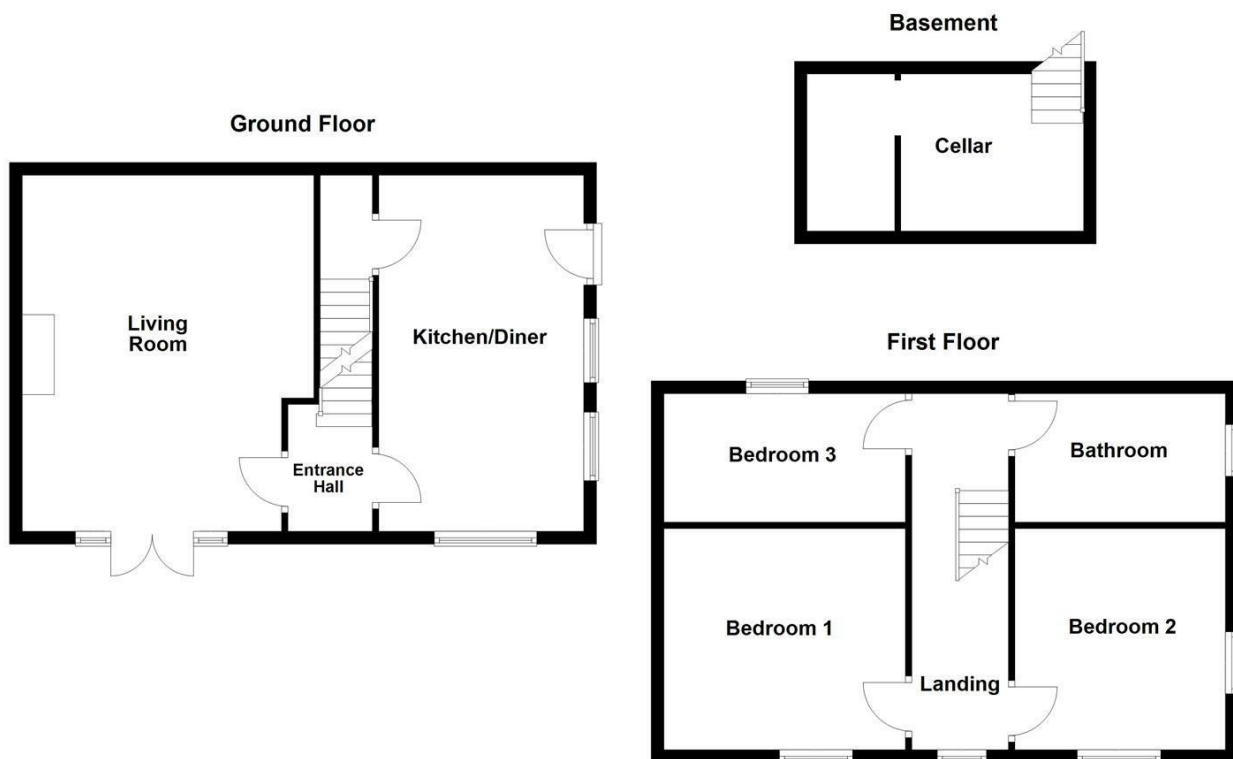


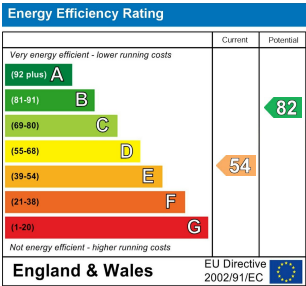


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



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NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



1 Elder Lea, The Green, Ossett, WF5 0AS

For Sale Freehold £328,000

Situated in the sought after market town of Ossett is this superbly presented stone built three bedroom cottage. Offering well proportioned accommodation throughout, the property boasts three generous bedrooms, spacious reception areas and beautifully landscaped front and side gardens, making it an opportunity not to be missed.

The accommodation briefly comprises an entrance hall with staircase to the first floor and doors leading to the living room and spacious kitchen diner. The kitchen diner also provides access to the cellar, which benefits from power, lighting and a damp proof course, offering excellent storage space and further potential. To the first floor, the landing provides access to the loft space, three well proportioned bedrooms and a contemporary four piece family bathroom. Externally, the property enjoys an impressive landscaped garden incorporating a raised concrete driveway providing off road parking for two vehicles, accessed via an electric composite roller gate, together with a separate pedestrian gate. This upper tier is enclosed by decorative iron railings and steps lead down to further garden areas featuring artificial lawn, decorative slate and planted borders. Stone paved pathways extend around the front and side of the property, leading to a further paved patio area with timber canopy over, creating the perfect space for outdoor dining and entertaining. The garden is fully enclosed by a combination of walling and timber fencing and benefits from a pedestrian right of access for the neighbouring property.

Ossett remains one of the area's most desirable locations, particularly popular with families due to its excellent range of shops, schools and amenities, many of which are within walking distance of the property. Regular bus services operate nearby, whilst neighbouring Wakefield provides railway stations with direct links to Leeds, Manchester and London. The M1 motorway network is also easily accessible, making the property ideal for commuters. Ossett is also well known for its twice weekly market and strong sense of community, with a variety of family events held throughout the year.

Only a full internal inspection will fully appreciate the space, presentation and deceptive size of this fantastic home. An early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

Entered via a composite front entrance door with frosted and stained glass panels. The entrance hall benefits from a central heating radiator, dado rail, staircase leading to the first floor landing and doors providing access to the living room and kitchen diner.

KITCHEN/DINER

10'5" x 19'2" [3.20m x 5.85m]

A spacious kitchen diner with two UPVC double glazed windows to the side and two UPVC double glazed windows to the front elevation, along with a frosted composite door leading to the side of the property. Fitted with a range of modern high gloss wall and base units with laminate work surfaces incorporating a composite 1.5 bowl sink and drainer with mixer tap. There is a four ring induction hob with partial glass splashback and extractor hood above, integrated oven, integrated dishwasher, space and plumbing for a washing machine and space for a fridge freezer. The room also benefits from a central heating radiator and access down to the cellar.



CELLAR

14'11" x 8'0" [4.55m x 2.45m]

Useful cellar space with full height ceiling. Having had a damp proof course, power, light and a storage cupboard houses the Ideal combination boiler.

LIVING ROOM

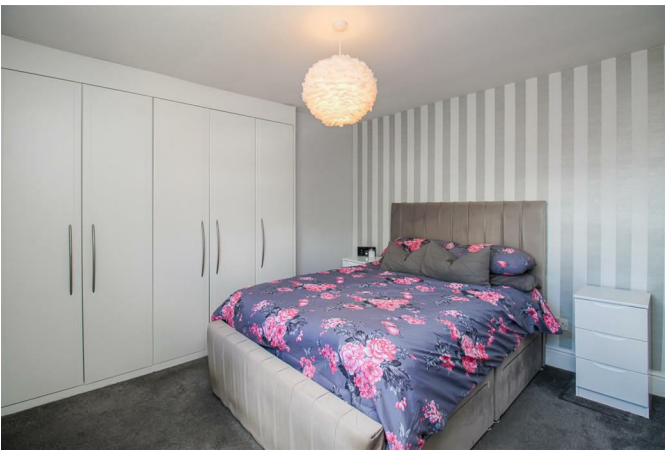
18'2" x 11'5" [5.56m x 3.50m]

A characterful reception room featuring UPVC double glazed French doors to the front elevation, two central heating radiators, gas fireplace with York stone hearth and wooden mantel, exposed beams to the ceiling and recessed spotlights.



FIRST FLOOR LANDING

UPVC double glazed window to the front elevation, central heating radiator, dado rail, loft access and doors leading to three bedrooms and the house bathroom.



BEDROOM ONE

11'3" x 10'2" [3.45m x 3.12m]

UPVC double glazed window to the front elevation, central heating radiator and a range of fitted wardrobes.

BEDROOM TWO

11'6" x 10'5" [3.53m x 3.18m]

UPVC double glazed window to the side elevation and central heating radiator.



BEDROOM THREE

6'7" x 12'4" [2.01m x 3.78m]

UPVC double glazed window to the rear elevation and central heating radiator.



BATHROOM/W.C.

10'0" x 7'1" [3.06m x 2.18m]

Comprising a concealed cistern low flush W.C., wash basin set within

a storage unit with mixer tap and storage beneath, panelled bath with mixer tap and shower attachment, and a separate shower cubicle with mains-fed shower and glass screen. The room further benefits from a frosted UPVC double glazed window to the side elevation, central heating radiator, coving and recessed spotlights to the ceiling, loft access, partial wet wall panelling and half tiled walls.



OUTSIDE

The property is approached through composite electric gates and a separate pedestrian gate, leading to a concrete style driveway providing off road parking for two vehicles. Beyond is a lower tier of artificial lawn incorporating a stone paved patio area, ideal for outdoor dining and entertaining, with a timber canopy over. Artificial lawn continues to the side of the property alongside slate and planted beds with mature shrubbery. The garden is fully enclosed by stone walling and timber fencing, making it ideal for children and pets.



PLEASE NOTE

There is a right of foot access for the neighbouring property at No. 2.

COUNCIL TAX BAND

The council tax band for this property is B.

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.