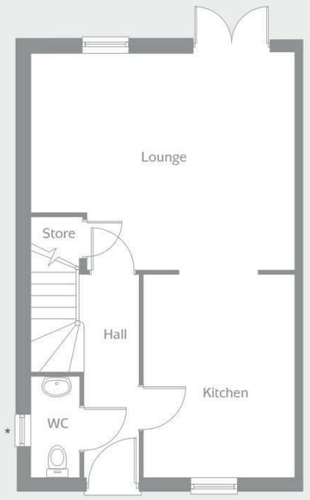
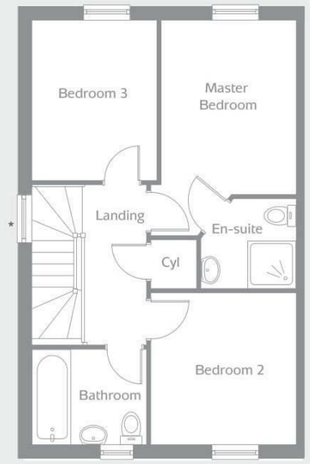
Richard Kendall Estate Agent

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

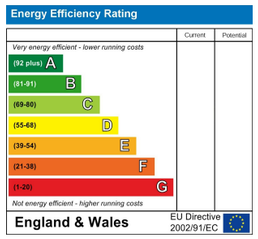
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



GROUND FLOOR



FIRST FLOOR



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 www.mortgagesolutionsofwakefield.co.uk
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 339572,
Pontefract & Castleford office 01977 798844 or 07776458351,
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Alternatively email vince@mortgagesolutionsofwakefield.co.uk or chris@mortgagesolutionsofwakefield.co.uk

*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.

The Preston

3 bedroom home

Plot 5, The Preston, Kendall Court Church Street, Ossett, WF5 9DP

For Sale Freehold £249,995

** NEW HOME ** Built by the award winning Orion Homes is this fantastic opportunity for the professional couples or families alike to acquire themselves this spacious three bedroom semi detached new build home, benefiting from UPVC double glazing and gas central heating.

The accommodation fully comprises entrance hall, downstairs w.c., modern fitted open plan lounge, kitchen and dining area with UPVC double glazed French doors to the rear garden. To the first floor there are three well proportioned bedrooms, bedroom one with modern en suite shower room in addition to the contemporary house bathroom/w.c. Outside there is off street parking to the front with garden to the rear.

Situated in this prime part of Ossett the property is well placed to local amenities including shops and schools, local bus routes are nearby and Ossett town centre boasts a twice weekly market along with good access to the motorway network.

An ideal for the professional couple or families alike looking to gain access onto the property market. Having the added benefit of a 10 year NHBC certificate. An early viewing comes recommended as we are sure the discerning buyer will appreciate the quality that this new home has to offer.

ACCOMMODATION

HALL
Entrance door, doors into the w.c., kitchen and lounge. Stairs to the first floor landing.

DOWNSTAIRS W.C.
W.C., wash basin and window.

KITCHEN
10'10" x 9'2" (3.30m x 2.79m)
Window, opening into the lounge/diner. The kitchen will be fitted with base and wall units in a range of traditional and contemporary doors with a choice of handles. Glass splashback to gas hob in a choice of colours. LED feature lighting to underside of kitchen wall cupboards, LED Chrome downlights, AEG double or single oven*, AEG 5 or 4 ring gas hob*, AEG stainless steel extractor hood, AEG integrated fridge freezer*, AEG integrated dishwasher*, stainless steel 1 1/2 bowl sink and chrome mixer tap.

LOUNGE
16'5" x 15'3" (5.00m x 4.65m)
Window and French doors to the rear. Storage cupboard.

FIRST FLOOR LANDING
Doors to bedrooms, bathroom and cylinder cupboard.

BEDROOM ONE
13'5" x 8'2" (4.10m x 2.50m)
Window and door to the en suite.

EN SUITE/W.C.
5'9" x 5'5" (1.75m x 1.65m)
The bathroom and en suites will be fitted with Ideal Standard Concept Air Cube range sanitaryware in white, Hansgrohe Crometta Vario thermostatically controlled shower in chrome, Hansgrohe Logis basin and bath mixer taps on chrome, Mira Flight low profile shower tray, Mira elevate shower enclosure, recessed LED chrome downlights, heated towel rail in white, shaver socket to bedroom one en suite, extractor fan.

BEDROOM TWO
9'2" x 8'10" (2.80m x 2.70m)
Window.

BEDROOM THREE
10'6" x 7'7" (3.20m x 2.31m)
Window.

BATHROOM/W.C.
6'11" x 5'9" (2.11m x 1.75m)
The bathroom and en suites will be fitted with Ideal Standard Concept Air Cube range sanitaryware in white, Hansgrohe Crometta Vario thermostatically controlled shower in chrome, Hansgrohe Logis basin and bath mixer taps on chrome, Mira Flight low profile shower tray, Mira elevate shower enclosure, recessed LED chrome downlights, heated towel rail in white, shaver socket to bedroom one en suite, extractor fan.

PLEASE NOTE *
* House type specific, see sales advisor for full details.

OUTSIDE
Parking to the front and garden to the rear.

COUNCIL TAX BAND
The council tax band for this property is TBC.

EPC RATING
The full Energy Performance Certificate is to be confirmed on legal completion.

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.