Richard Kendall Estate Agent

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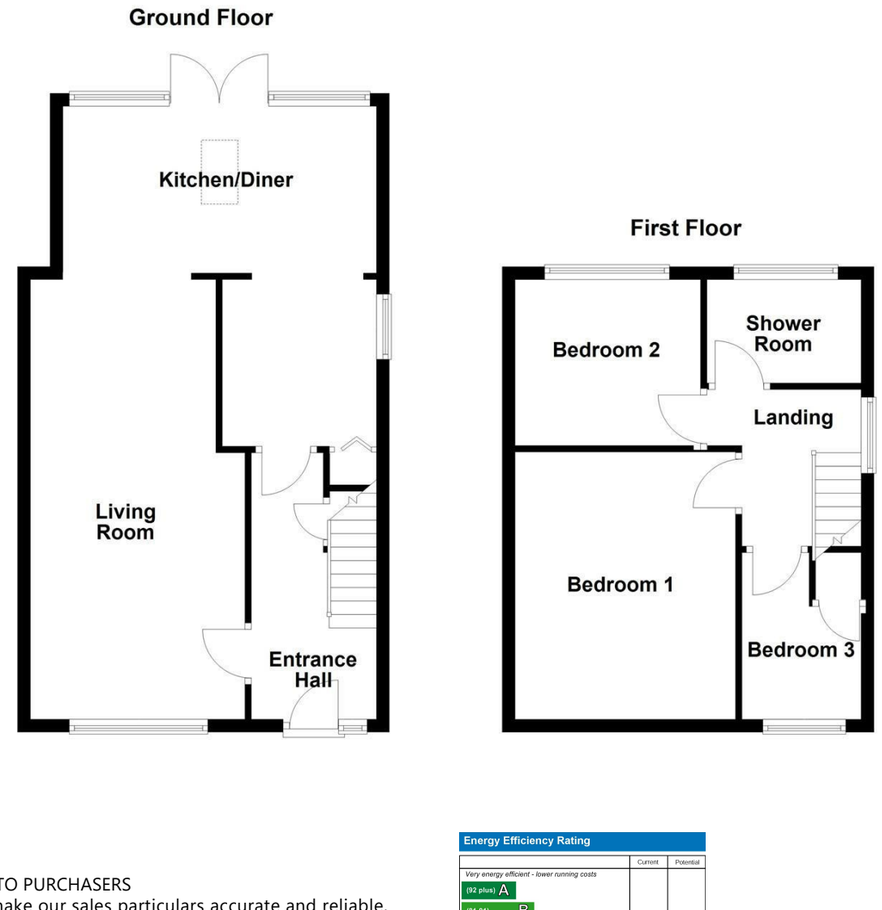
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



6 Greenacres, Ossett, WF5 9RX

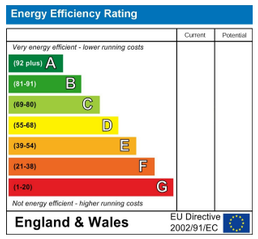
For Sale Freehold £265,000

Situated in the sought after town of Ossett is this superbly presented and extended three bedroom semi detached property. Offering well proportioned and versatile accommodation throughout, including generous reception space, three good sized bedrooms, and landscaped gardens to both the front and rear, this is a home not to be missed.

The accommodation briefly comprises an entrance hall, useful under-stairs storage, and access to both the living room and the kitchen diner, which are interlinked to create a sociable and flowing layout. The kitchen diner provides access to the rear garden and benefits from an additional storage cupboard beneath the stairs. To the first floor, the landing offers access to the loft, which is fully boarded and equipped with power, lighting, and a pull-down ladder, providing excellent storage space. Doors lead to three bedrooms and a modern house shower room, with bedroom three also benefiting from an overstairs storage cupboard. Externally, to the front of the property is a lawned garden with planted borders of mature shrubs, enclosed by timber fencing. A pattern concrete driveway provides off road parking and runs along the side of the property, leading to a single detached garage with an up and over door, power, and lighting. The rear garden is tiered and thoughtfully landscaped, featuring lawned areas, pebbled sections, and well stocked planted beds with mature shrubs and railway sleeper borders. A stone patio area provides an ideal space for outdoor dining and entertaining, while the garden is fully enclosed by fencing, making it ideal for children and pets.

Ossett is a popular location and appeals to a wide range of buyers, including first time buyers and growing families. The property is conveniently positioned within walking distance of local shops and schools, with a wider range of amenities available in nearby Wakefield and Dewsbury. Regular bus services run locally, while both towns benefit from their own train stations offering excellent links to Leeds, Manchester, and London. The M1 motorway is also only a short distance away for those commuting further afield.

A full internal inspection is essential to fully appreciate the space, presentation, and location of this superb home. 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
Composite front entrance door with frosted glass panel, a central heating radiator, under stairs storage cupboard, staircase to the first floor landing, and doors providing access to the living room and kitchen diner.

LIVING ROOM
10'11" x 22'6" (max) x 13'8" (min) (3.35m x 6.88m (max) x 4.18m (min))
Open plan to the kitchen diner and fitted with a central heating radiator and UPVC double glazed window overlooking the front aspect.

KITCHEN DINER
18'2" (max) x 15'11" (min) x 5'10" (5.55m (max) x 4.87m (min) x 1.78m)
A range of modern wall and base units incorporating a composite 1.5 sink and drainer with mixer tap, two integrated ovens with microwave and warming drawer, integrated fridge/freezer, integrated dishwasher, integrated washing machine, and a five ring induction hob with partial glass splashback and extractor hood above. Understairs storage cupboard, spotlighting to the ceiling, central heating radiator, skylight, and UPVC double glazed windows to the rear and side. UPVC double glazed French doors open out to the rear garden.

INNER HALLWAY
Loft access with pull down ladder leading to a boarded loft with power and light. UPVC double glazed window to the side, and doors providing access to three bedrooms and the house shower room.

BEDROOM ONE
11'0" x 13'8" (3.37m x 4.17m)
UPVC double glazed window overlooking the front elevation, central heating radiator, coving to the ceiling and a range of fitted wardrobes with sliding doors.

BEDROOM TWO
8'6" x 9'6" (2.60m x 2.90m)
UPVC double glazed window overlooking the rear elevation, coving to the ceiling, and central heating radiator.

BEDROOM THREE
8'2" (max) x 5'8" (min) x 6'4" (2.50m (max) x 1.73m (min) x 1.95m)
UPVC double glazed window overlooking the front elevation, central heating radiator, coving to the ceiling and an overstairs storage cupboard.

SHOWER ROOM/W.C.
7'10" x 5'3" (2.40m x 1.62m)
UPVC double glazed frosted window overlooking the rear elevation, extractor fan, spotlighting to the ceiling, central heating radiator, low flush w.c., vanity storage, and a double shower cubicle with overhead rainfall shower and additional shower head attachment.

OUTSIDE
To the front of the property, the garden is mainly laid to lawn with planted borders and timber fencing. A driveway provides off road parking for several vehicles and runs down the side of the property to the rear, where there is a single detached garage with up and over door, power and light. The rear garden is landscaped and tiered, incorporating lawned areas, planted beds with railway sleeper borders, and a stone paved patio area, ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing.

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.