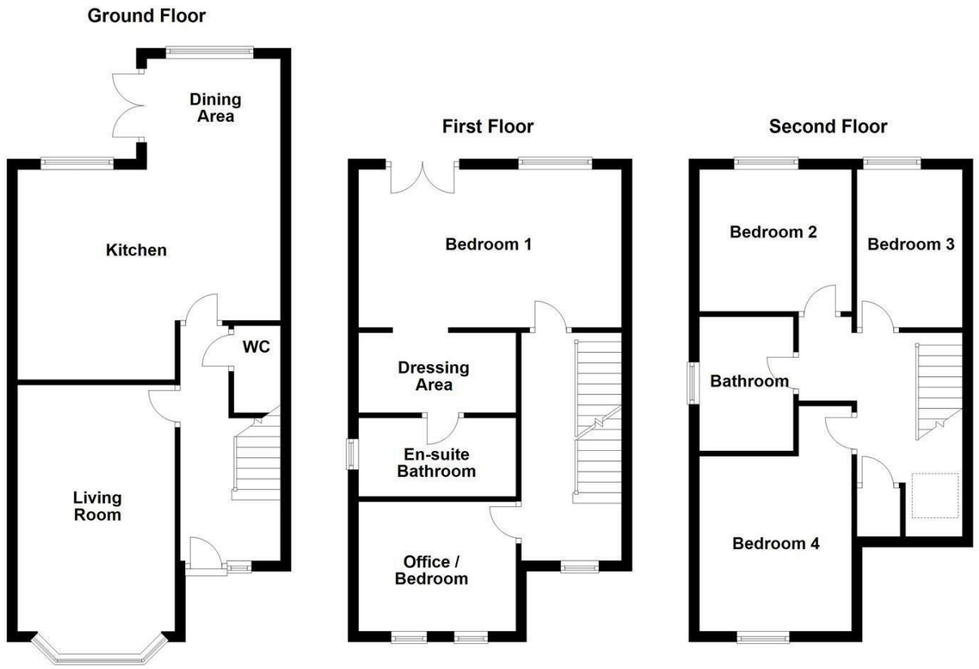
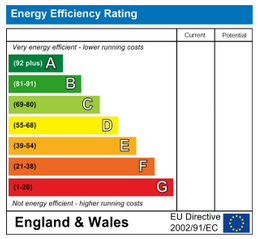


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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

60 Kingsway, Ossett, WF5 8DF

For Sale Freehold £425,000

A rare opportunity to acquire this substantial five bedroom semi detached home, formed part of an exclusive high specification development and tucked away in an enviable position within easy reach of Ossett town centre.

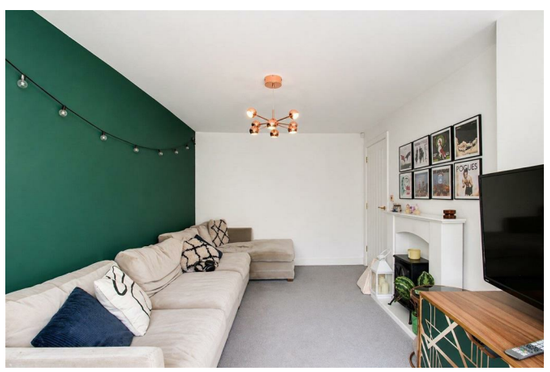
This substantial property has been finished to an exceptional standard, incorporating the latest levels of insulation and energy efficient gas central heating, with underfloor heating to the ground floor and radiators to the upper floors. The property is approached via a welcoming reception hall with guest WC, leading through to a spacious bay fronted living room. To the rear, an impressive open plan family dining kitchen features French doors opening onto the garden, creating an ideal space for modern living and entertaining. To the first floor, the principal bedroom suite spans the rear of the property and benefits from a Juliet balcony, a dressing room and a luxurious en suite bathroom. Also on this level is a versatile office or fifth bedroom to the front. The second floor provides three further well proportioned bedrooms, served by a stylish four piece family bathroom. Externally, the development is accessed via a secure electric gated entrance with intercom system, leading to a shared driveway and parking area, along with individual garages featuring automated doors. The principal garden is located to the rear and are laid to lawn and landscaped.

Ideally located just off Kingsway in the heart of Ossett, the development is within close proximity to a range of local shops, schools and recreational facilities. A wider selection of amenities can be found in nearby Wakefield city centre, and the motorway network is easily accessible, making it ideal for commuters.

ACCOMMODATION

ENTRANCE HALL
Composite entrance door with glazed side screens leading into the entrance hallway. Fully tiled porcelain flooring with underfloor heating, carpeted staircase with oak balustrade and open spindles rising to the first floor, spotlights to the ceiling and opening into the living room.

LIVING ROOM
15'5" x 9'6" (4.70m x 2.90m)
UPVC double glazed bay window to the front elevation, carpeted flooring and central heating radiator.



KITCHEN
13'1" x 9'6" (4.00m x 2.90m)
Fitted with a shaker style kitchen, quartz work surfaces, tiled splashback and inset ceramic sink with mixer tap and drainer. Integrated appliances include a dishwasher and fridge freezer, with space for a washing machine or dryer. Range cooker with extractor hood above. UPVC double glazed window and patio doors to the rear elevation, additional rear window and spotlights to the ceiling. Porcelain tiled flooring throughout with underfloor heating.

DINING AREA
17'0" x 8'2" (5.20m x 2.50m)
UPVC double glazed window to the rear, patio doors to the side and spotlights to the ceiling.

W.C.
5'2" x 2'11" (1.59m x 0.90m)
Fitted with a low flush W.C. and wash basin with mixer tap set into a vanity unit, tiled splashback, tiled flooring and housing the consumer unit.

FIRST FLOOR LANDING
Carpeted flooring, UPVC double glazed window to the front elevation and central heating radiator. Provides access to the principal bedroom and office/fifth bedroom.

PRINCIPAL BEDROOM
UPVC double glazed window to the rear, patio doors opening onto a balcony overlooking the garden, carpeted flooring and central heating radiator. Opens into the dressing area with fitted wardrobes and drawers, leading into the en suite.

EN SUITE SHOWER ROOM/W.C.
8'9" x 4'6" (2.67m x 1.39m)
Fitted with a three piece suite comprising walk in shower cubicle with mains fed shower, wall mounted wash basin with mixer tap and low flush W.C. Tiled flooring and walls, chrome heated towel rail, extractor fan and frosted UPVC double glazed window to the side.

OFFICE/BEDROOM FIVE
8'10" x 8'8" (2.70m x 2.65m)
Two UPVC double glazed windows to the front elevation, carpeted flooring and central heating radiator.

SECOND FLOOR LANDING
Carpeted staircase with balustrade and Velux window to the front, providing access to three further bedrooms and the family bathroom.

BEDROOM TWO
9'6" x 8'10" (2.90m x 2.70m)
UPVC double glazed window to the rear, carpeted flooring, central heating radiator and loft access.

BEDROOM THREE
9'10" x 6'6" (3.00m x 2.00m)
UPVC double glazed window to the rear, carpeted flooring and central heating radiator.

BEDROOM FOUR
11'1" x 9'2" (3.40m x 2.80m)
UPVC double glazed window to the front elevation, carpeted flooring and central heating radiator.

FAMILY BATHROOM/W.C.
8'2" x 6'6" (2.50m x 2.00m)
Fitted with a four piece suite comprising freestanding bath, corner shower cubicle, wash basin with mixer tap and low flush W.C. Tiled flooring, chrome heated towel rail, spotlights, extractor fan and frosted UPVC double glazed window to the side.

OUTSIDE
Accessed via electric gates with intercom system, the property benefits from a detached garage with automated door, paved patio areas to the front, side and rear, and a lawned garden enclosed by fencing. The garden enjoys a north east facing aspect.

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.

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.