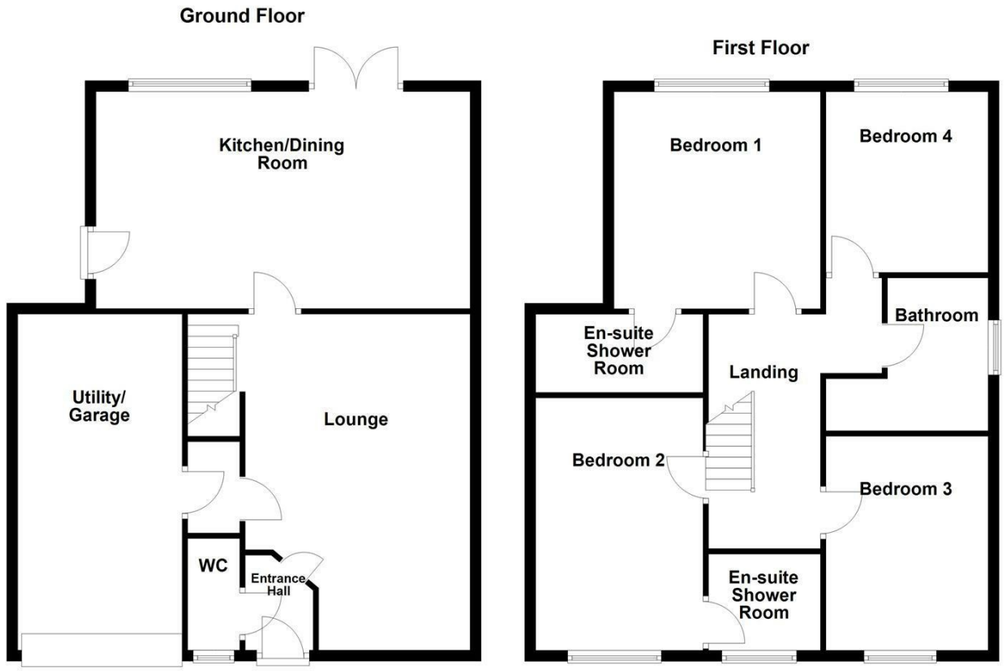
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



130 Kingsway, Ossett, WF5 8DQ

For Sale Freehold Asking Price £395,000

An immaculately presented four bedroom detached home offering spacious and modern accommodation enhanced by ample driveway parking, an integral garage and an enclosed rear garden.

The property briefly comprises a welcoming entrance hall, a convenient downstairs W.C., a generously sized lounge and a contemporary kitchen/dining area, with access to the integral garage/utility room. To the first floor, a spacious landing leads to four generously proportioned bedrooms, two of which benefit from en suite facilities, along with a stylish four piece family bathroom. Externally, the front of the property features a wide driveway offering ample off street parking. The rear garden is fully enclosed and beautifully maintained, featuring a flagged patio area ideal for outdoor entertaining and a lawned section, perfect for family use.

This property enjoys a prime location close to a wide range of local amenities, shops, and schools available in Ossett, with excellent public transport links to Wakefield and Horbury. The nearby motorway network also offers convenient access for those commuting further afield.

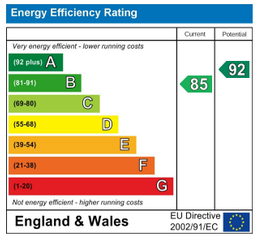
This exceptional home represents an ideal opportunity for family buyers, an early viewing is highly recommended to fully appreciate all it has to offer.

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
Front entrance door, doors to the downstairs w.c. and lounge.

W.C.
6'9" x 3'1" (2.06m x 0.94m)
Two piece suite comprising w.c. and vanity wash hand basin with mixer tap. UVPC double glazed window to the front elevation and spotlights.

LOUNGE
21'4" x 13'3" (6.52m x 4.06m)
UPVC double glazed bay window to the front elevation, spotlights, stairs to the first floor landing, door to the kitchen/dining room and door to an inner storage unit providing access to the utility/garage.

UTILITY/GARAGE
9'10" x 20'0" (3.0m x 6.1m)
Electric up and over door, base units with plumbing for a washing machine and dryer, space for a fridge/freezer, stainless steel sink and drainer unit with mixer tap.

KITCHEN/DINING ROOM
22'4" x 12'11" (6.82m x 3.94m)
Range of modern wall and base units with quartz work surface over incorporating inset 1 1/2 sink and drainer, integrated oven and microwave, five ring gas hob with cooker hood. Integrated washing machine, space for a fridge/freezer, spotlights, UPVC double glazed window and French doors to the rear elevation and UPVC side door.

FIRST FLOOR LANDING
Central heating radiator, doors to four bedrooms and bathroom.

BEDROOM ONE
13'0" x 12'2" (3.97m x 3.73m)
UPVC double glazed window to the front elevation, central heating radiator, loft hatch providing loft access and door to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
10'0" x 4'9" (3.05m x 1.45m)
Three piece suite comprising corner shower cubicle with wall mounted shower, vanity wash hand basin with mixer tap and low flush w.c. Fully tiled walls, spotlights and chrome style ladder radiator.

BEDROOM TWO
15'1" x 10'0" (4.6m x 3.05m)
UPVC double glazed window to the front elevation, central heating radiator and door to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
6'8" x 5'8" (2.04m x 1.75m)
Three piece suite comprising corner shower cubicle with wall mounted shower, vanity wash hand basin with mixer tap and low flush w.c. UPVC double glazed frosted window to the front elevation, chrome style ladder radiator, fully tiled walls and spotlights.

BEDROOM THREE
12'9" x 9'8" (3.9m x 2.96m)
UPVC double glazed window to the front elevation and central heating radiator.

BEDROOM FOUR
10'9" x 9'8" (3.29m x 2.96m)
UPVC double glazed window to the rear elevation and central heating radiator.

BATHROOM/W.C.
9'8" x 9'1" (2.96m x 2.79m)
Four piece suite comprising corner shower cubicle with wall mounted shower, bath, vanity wash hand basin with mixer tap and low flush w.c. UPVC double glazed frosted window to the side elevation, chrome style ladder radiator, spotlights, fully tiled walls and floor.

OUTSIDE
To the front of the property is a spacious driveway providing ample off road parking for five vehicles with an electric car charging point leading to the integral garage. To the rear is a flagged patio seating area, perfect for outdoor dining and entertaining overlooking an attractive lawned garden, surrounded by timber fencing.

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

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.