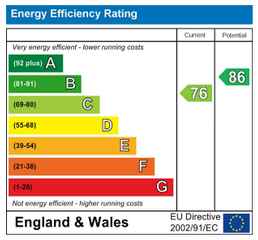
IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

42 Moorcroft, Ossett, WF5 9JL

For Sale Leasehold £265,000

Situated on this modern development close to Ossett town centre is this superbly presented four bedroom town house benefitting from driveway parking, enclosed rear garden and converted garage.

Deceptively spacious, the property briefly comprises of the entrance hall, downstairs w.c., kitchen/dining room and converted garage which is currently used as a bar/sitting room with separate storage. The first floor landing leads to the living room and bedroom one with en suite shower room/w.c. Further stairs lead to the second floor with three further bedrooms and family bathroom/w.c. Externally the property has driveway parking to the front with side garden. Enclosed garden to the rear with lawn and decked seating.

Situated close to Ossett town centre the property is ideally located for all local shops and amenities including Ossetts twice weekly market. The motorway network is only a short distance away, perfect for those commuting further afield for work.

Done to a superb standard and ready to move into, a viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
Access to the downstairs w.c., built in storage cupboard with light, converted garage and kitchen/dining room. Central heating radiator and stairs to the first floor landing.

W.C.
5'0" x 3'0" (1.53m x 0.92m)
Two piece suite comprising vanity wash basin with mixer tap and low flush w.c. Central heating radiator, extractor fan and partially tiled walls.

KITCHEN/DINING ROOM
15'9" x 10'7" (4.81m x 3.25m)
UPVC double glazed windows and patio doors to the rear elevation. Modern fitted kitchen with wall and base units with Granite overlay worktops, incorporating 1 1/2 sink and drainer unit, integrated electric fan oven with electric touch control ceramic hob, and cooker hood above. Integrated fridge/freezer, space for a washing machine, integrated dishwasher, integrated microwave, spotlights to the ceiling, plinth lights, under cupboard lights and central heating radiator.

SITTING ROOM
13'10" x 8'8" (4.22m x 2.65m)
Converted garage currently used as a bar/sitting room. UPVC double glazed window to the front elevation, central heating radiator and wood effect flooring. Door to the rear which is currently used for storage (2.65m x 1.49m). Light and power.

FIRST FLOOR LANDING
Access to the living room and bedroom one. Central heating radiator and further staircase to the second floor.

LIVING ROOM
15'9" x 10'7" (4.82m x 3.25m)
UPVC double glazed windows to the rear elevation, two central heating radiators and feature fireplace with marble and wood surround.

BEDROOM ONE
15'7" (max) x 8'10" (4.77m (max) x 2.71m)
UPVC double glazed windows to the front elevation, central heating radiator and fitted wardrobes. Door to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
6'3" x 5'1" (1.93m x 1.57m)
UPVC double glazed frosted window to the front elevation. Three piece suite comprising shower cubicle with wall mounted shower, low flush w.c. and vanity wash hand basin with mixer tap and tiled splash back. Extractor fan.

SECOND FLOOR LANDING
Access to three bedrooms and family bathroom. Loft hatch to part boarded loft with light.

BEDROOM TWO
12'5" (max) x 12'4" (3.79m (max) x 3.77m)
A double bedroom with UPVC double glazed window to the front elevation, central heating radiator, built in wardrobes and built in storage cupboard over the stairs with light.

BEDROOM THREE
10'9" x 9'5" (3.28m x 2.88m)
A double bedroom with UPVC double glazed window to the rear and central heating radiator.

BEDROOM FOUR
10'8" x 6'0" (3.27m x 1.84m)
Velux window to the rear, central heating radiator and currently used as a home office/gym.

BATHROOM/W.C.
5'11" x 5'8" (1.82m x 1.73m)
Three piece suite comprising wall mounted shower over the bath, wash hand basin with hot/cold tap and low flush w.c. Built in mirrored bathroom cabinets, central heating radiator, partially tiled walls and fully tiled over the bath and shower. Extractor fan.

OUTSIDE
To the front of the property is a tarmacadam driveway providing off road parking with garden area at the side. Outside lights and storage cupboard with tap. To the rear is a lawned garden with flagged patio incorporating decked seating area. Timber garden shed, bin storage and is fully enclosed with also rear garden gated access. Outside light, power point and tap.

LEASEHOLD
The ground rent £60.00 (pa). The remaining term of the lease is 977 years (2024). A copy of the lease is held on our file at the Ossett office.

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.