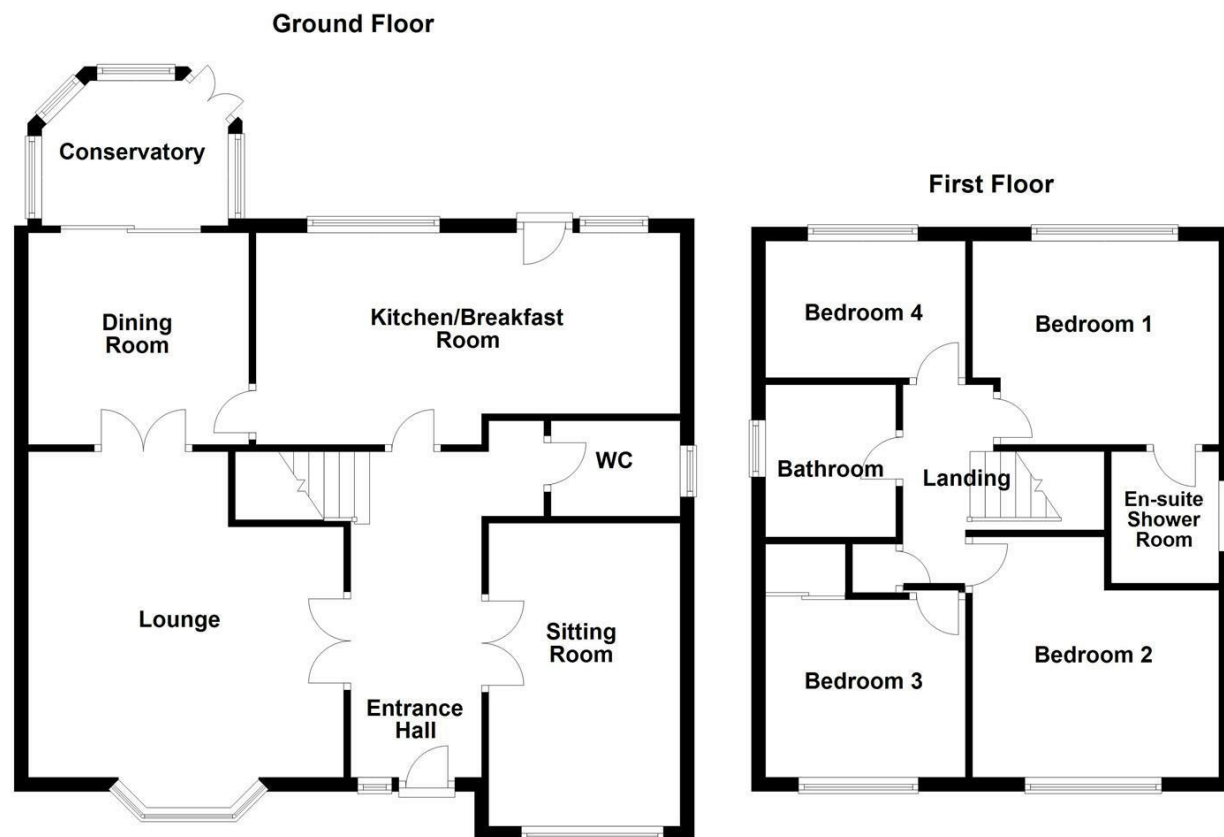


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



1 Far Richard Close, Ossett, WF5 9NE

For Sale Freehold £415,000

Superbly appointed throughout and offering specious and versatile accommodation is this four bedroom executive detached family home benefiting from UPVC double glazing, gas central heating and boasting three reception rooms plus a conservatory to the rear.

The accommodation fully comprises entrance hall, downstairs w.c., modern fitted breakfast kitchen, dining room, conservatory, lounge, sitting room, first floor landing, four bedrooms (the main bedroom with en suite shower room/w.c.) and a modern house bathroom/w.c. Outside there is a pebbled driveway to the front providing off road parking, AstroTurf garden area. To the rear there is an attractive enclosed lawned garden with plants, trees and shrubs bordering incorporating timber decked patio area.

Situated in this popular part of Ossett the property is well placed to local amenities including shops and schools, local bus routes are nearby. There is also good access to the motorway network and a tice weekly marker in Ossett town centre.

A fantastic home for the growing dfmaily and an early viewing is recommended to avoid disappointment,



ACCOMMODATION

ENTRANCE HALL

Entrance door with panel to the side, doors to the w.c., kitchen breakfast room and French doors lead into both the lounge and sitting room.

DOWNSTAIRS W.C.

Low flush w.c., wash basin, tiled splashbacks, UPVC double glazed frosted window to the side, loft access, tiled floor, radiator.

SITTING ROOM

8'10" x 14'4" [2.70m x 4.38m]

UPVC double glazed window to the front, radiator, solid wood flooring, coving to the ceiling.

LOUNGE

14'8" x 14'5" max x 11'2" min [4.48m x 4.40m max x 3.41m min]

UPVC double glazed walk in bay window to the front, solid wood flooring, coving to the ceiling, dado rail, two radiators, gas fire with marble back and hearth having a modern surround, French doors leading to the dining room.



KITCHEN BREAKFAST ROOM

19'9" x 9'4" max x 8'7" min [6.04m x 2.87m max x 2.64m min]

A range of modern fitted two tone wall and base units with feature granite work surface over, granite splashback, ceramic Belfast sink with granite drainer, drawers, integrated washing machine, integrated dryer and integrated dishwasher, space for an American style fridge freezer, door to understairs storage, space for feature Range with Rangemaster cooker hood over, two UPVC double glazed windows to the rear, UPVC door to the rear, loft access, underplinth lighting, quality fitted wood effect flooring, door to the dining room.



DINING ROOM

9'6" x 10'3" [2.90m x 3.14m]

Radiator, coving to the ceiling, dado rail, double glazed sliding patio door into the conservatory.



CONSERVATORY

9'1" x 10'7" [2.77m x 3.24m]

Tiled floor, UPVC double glazed construction on a brick built base with French doors to the rear.



FIRST FLOOR LANDING

Loft access, doors to the airing cupboard, bathroom and four bedrooms.

BEDROOM ONE

10'9" x 9'7" [3.29m x 2.94m]

Fitted wardrobes to one wall, UPVC double glazed window to the rear, radiator, coving to the ceiling. Door to the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

5'7" x 6'1" max into shower x 5'3" min [1.72m x 1.86m max into shower x 1.62m min]

Shower cubicle with mixer shower, tiled walls and floor, vanity Villeroy & Boch wash basin with cupboards, Villeroy & Boch low flush w.c., radiator and UPVC double glazed frosted window to the side, recessed ceiling spotlights.

BEDROOM TWO

11'8" x 11'3" max x 8'5" min [3.58m x 3.44m max x 2.58m min]

Fitted double wardrobe with sliding mirrored doors, radiator, coving to the ceiling, two UPVC double glazed windows to the front, laminate flooring.



BEDROOM THREE

7'4" x 7'10" max [2.25m x 2.40m max]

Built in double wardrobe with sliding mirrored doors, two UPVC double glazed windows to the front and radiator.

BEDROOM FOUR

6'5" x 9'3" [1.98m x 2.83m]

UPVC double glazed window to the rear, radiator and coving to the ceiling.

HOUSE BATHROOM/W.C.

6'1" x 7'3" [1.86m x 2.22m]

Villeroy & Boch low flush w.c., wash basin over vanity cupboards and drawers, ceramic tiled bath with mixer shower over. Tiled walls and floor. Heated chrome towel radiator, recess ceiling spotlights, UPVC double glazed frosted window to the side.



OUTSIDE

To the front there is a gravelled driveway providing off street parking and leading to the brick built detached garage with up and over door, AstroTurf garden area. Side pathway. An attractive and enclosed lawned garden to the rear with plants, trees and shrubs bordering incorporating timber decked patio area and pond.



COUNCIL TAX BAND

The council tax band for this property is D

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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.