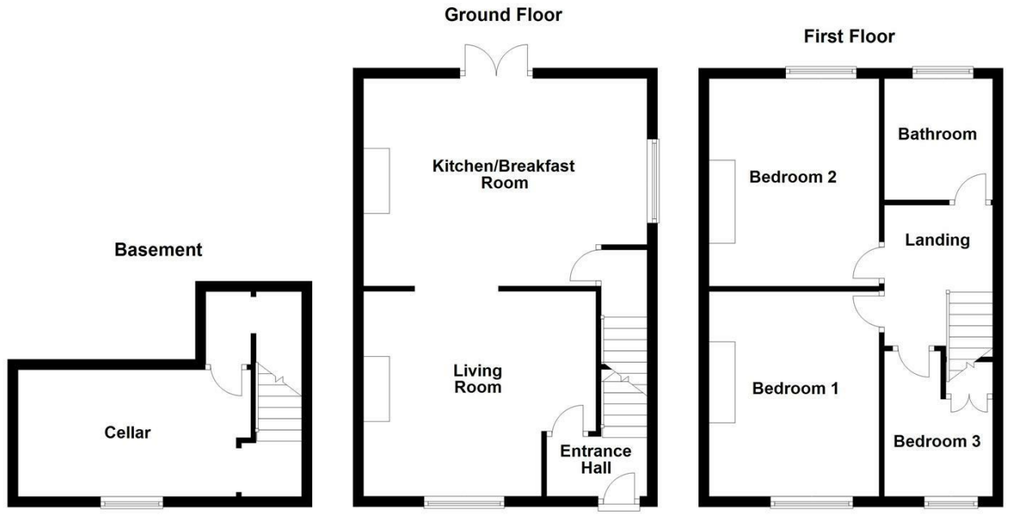

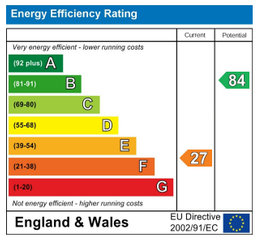

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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 www.mortgagesolutionsofwakefield.co.uk
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 339572,
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.

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20 Cross Ryecroft Street, Ossett, WF5 9EW

For Sale Freehold £220,000

Renovated to a high standard throughout is this three bedroom end terrace house benefitting modern four piece suite bathroom, ample driveway parking and enclosed front and rear gardens.

The property fully comprises of entrance hall, living room with marble fireplace and feature archway providing access into the bespoke kitchen/diner at the rear with integrated brand new appliances including integrated dishwasher, washing machine and fridge freeze, as well as access down to the cellar room located on the lower ground floor. To the first floor landing there are three bedrooms and modern four piece suite house bathroom. Outside, to the front there is an enclosed buffer garden with cast iron gate providing access onto a Yorkshire stone paved pathway to the front door with cast iron railings and solid brick built walls and seating area within. Tarmacadam driveway to the side of the property provides ample off road parking and timber gate accessing the enclosed rear garden with paved patio area, perfect for outdoor dining, overlooking the attractive lawned garden with planted borders and solid brick built walls.

The property is within distance to the local amenities and schools located nearby with main bus routes running to and from Wakefield city centre. The M1 motorway is only a short distance away, perfect for those looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

ACCOMMODATION

ENTRANCE HALL
Composite double glazed frosted sunlight above the door, laminate flooring, central heating radiator, inset spotlights to the ceiling and staircase with handrail leading to the first floor landing. Door providing access into the living room.

LIVING ROOM
8'9" (min) x 9'8" (min) x 14'7" (2.69m (min) x 2.97m (min) x 4.45m)
Laminate flooring, central heating radiator, large UPVC double gazed window overlooking the front aspect and living flame effect gas fire on a marble hearth with marble matching interior and surround. Archway providing access into the kitchen/diner.

KITCHEN/DINER
13'0" x 18'1" (3.97m x 5.52m)
Range of wall and base high gloss units with laminate work surface over and laminate upstanding above, composite sink and drainer with swan neck mixer tap, integrated double oven and grill with separate four ring gas hob with glass splash back and chrome cooker hood with curved glass surround over. Inset spotlights to the ceiling, brand new integrated appliances such as integrated fridge with separate integrated freezer below, integrated full size AEG dishwasher and integrated Zanussi washing machine. Breakfast bar with seating, central heating radiator, set of UPVC double glazed French doors leading into the South facing rear garden, UPVC double glazed window to the side aspect and UPVC double glazed skylight. Built in storage cupboards to the left of the high gloss chimney breast with laminate work surface over. Door with staircase leading down to the additional cellar rooms located on the lower ground floor.

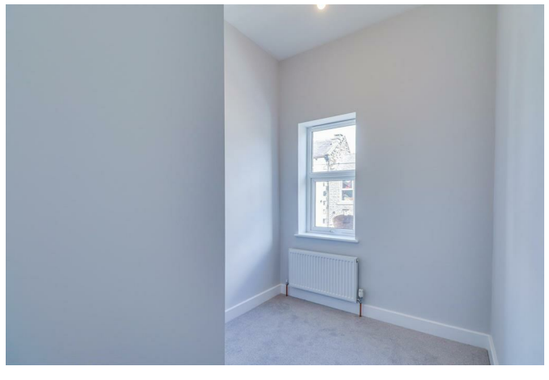
CELLAR ROOM
13'8" x 8'0" (4.19m x 2.45m)
Combi condensing boiler is housed at the top of the stairs. Light and power within, original curing table, timber single glazed window to the front aspect, fixed shelving to the wall and strip lighting. Timber door providing access into the store cupboard which has understairs access.

FIRST FLOOR LANDING
Solid wooden handrail with spindles, doors providing access to three bedrooms and modern four piece suite house bathroom. Loft access and inset spotlights to the ceiling.

BEDROOM TWO
10'8" x 13'0" (3.26m x 3.98m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BEDROOM ONE
10'11" x 13'1" (3.35m x 3.99m)
UPVC double glazed window overlooking the front elevation and central heating radiator.

BEDROOM THREE
9'6" (max) x 6'2" (min) x 6'8" (2.91m (max) x 1.88m (min) x 2.05m)
Double doored wardrobe over the bulkhead of the stairs, UPVC double glazed window overlooking the front elevation and central heating radiator.



BATHROOM/W.C.
7'6" x 7'0" (2.31m x 2.14m)
Four piece suite comprising panelled bath with full tiled surround, chrome mixer tap and chrome shower attachment and enclosed shower cubicle with bi-folding glass doors with mixer shower, rain shower head and shower attachment. Concealed low flush w.c., ceramic wash basin with chrome mixer tap built into high gloss vanity cupboard below with chrome handles, half tiled walls, fully tiled floor and chrome ladder style radiator, inset spotlights and extractor fan to the ceiling. UPVC double glazed frosted window overlooking the rear elevation.

OUTSIDE
There is a cast iron gate providing access onto a Yorkshire stone paved pathway with central paved seating area with planted borders surrounding and cast iron railings with solid brick walls below. A tarmacadam driveway provides ample off parking for at least three-four vehicles and a shared brick built outhouse with timber door and timber gate accesses the enclosed landscaped rear garden. Within the rear garden, there's a paved patio area, attractive lawned garden with planted borders with solid brick built walls on all sides making it completely enclosed. Double outside power socket and water point connection within the rear garden.

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

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.