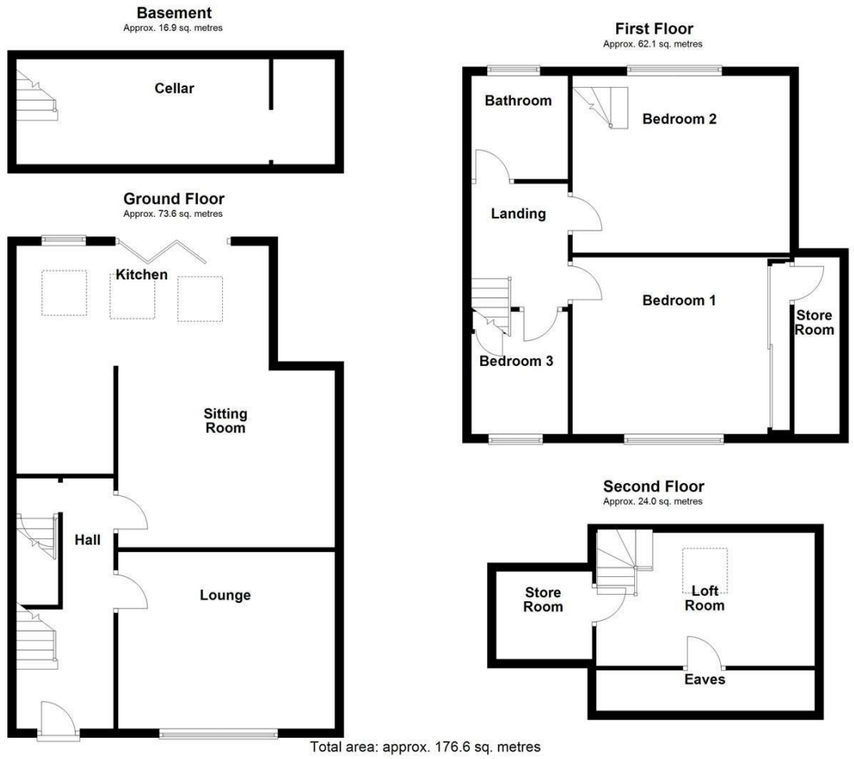


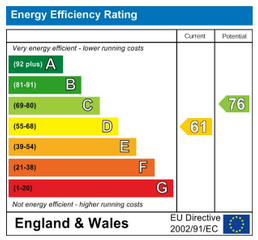
Total area: approx. 176.6 sq. metres

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

14 Cross Ryecroft Street, Ossett, WF5 9EW

For Sale Freehold £325,000

Conveniently located a short distance from Ossett town centre is this deceptively spacious and beautifully presented three bedroom terraced property, bursting with charm and character features throughout, whilst offering extended accommodation, open plan living dining kitchen and a well maintained south facing private rear garden.

The accommodation briefly comprises an entrance hall leading to a useful multifunctional cellar, a spacious and cosy front living room full of character and an open plan living dining kitchen, a large open plan space, ideal for social and family gatherings with bi-folding doors to the rear garden. To the first floor, the landing provides access to three bedrooms and a family bathroom, with a further loft room accessed via bedroom two, offering flexible additional space suitable for a variety of uses. Externally, the property benefits from a south facing private low maintenance flagged rear garden incorporating a cabin, creating an ideal outdoor retreat. To the front there is on street parking together with the added benefit of an EV charging point.

The property is ideally positioned for a range of local amenities including shops, schools and transport links within Ossett town centre, whilst also offering excellent access to the motorway network for commuters travelling further afield.

Combining character, space and modern convenience, this superb home is presented in ready to move into condition and would make an ideal purchase for a range of buyers. An early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
Front entrance door leading into the main hallway with staircase leading to the first floor landing, karndean oak flooring, central heating radiator and access to the front lounge, second sitting room and cellar.

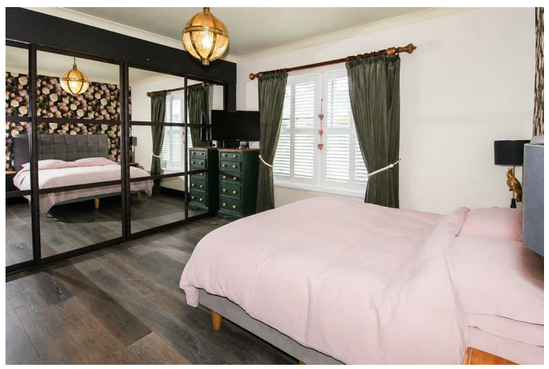
CELLAR
18'5" x 7'8" (5.62m x 2.34m)
Multifunctional room with laminate flooring, UPVC double glazed window, spotlights to the ceiling and radiator. Currently used as an office and storage space, with opening leading through into a further storage area (2.07m x 1.43m).

LOUNGE
16'0" x 13'0" (4.89m x 3.97m)
Large and spacious lounge with UPVC double glazed sash window to the front elevation with internal shutters, central heating radiator, karndean oak flooring and feature open fireplace with multi fuel burner and oak fire surround with shelving to the side. Coving to the ceiling.

OPEN PLAN LIVING DINING KITCHEN
21'10" x 21'7" (max) (6.67m x 6.58m (max))
A superb kitchen living and dining open plan extension , ideal for social and family gatherings with aluminium bi-folding doors opening on to the rear garden, aluminium double glazed rear window, three Velux windows to the ceiling. Two central heating radiators. Fitted kitchen and dining area with an array of wall and base units with granite worktops and inset sink and drainer unit. Space for a range cooker with granite splashback and cooker hood, space for a fridge freezer and washing machine. Tiled flooring and spotlights to the kitchen and dining area. Sitting area with open brick fireplace with multi fuel stove and featuring Karndean oak flooring.

FIRST FLOOR LANDING
Providing access to three bedrooms and the family bathroom, with central heating radiator, carpeted flooring and coving to the ceiling.

BEDROOM ONE
16'0" x 13" (4.88m x 3.96m)
UPVC double glazed sash window to the front elevation with internal shutters, central heating radiator, oak flooring, fitted wardrobe with mirrored sliding doors, skirting boards and coving to the ceiling.



STORE ROOM
3'3 x 16 (0.99m x 4.88m)
Useful 'secret' storage space accessed from the wardrobes.

BEDROOM TWO
16'0" x 13'0" (4.89m x 3.98m)
UPVC double glazed sash window to the rear elevation with internal shutters, central heating radiator, oak flooring and staircase leading to the second floor. Built in storage cupboard beneath the stairs.

BEDROOM THREE
9'0" x 7'1" (2.76m x 2.17m)
UPVC double glazed sash window to the front elevation with internal shutters, central heating radiator, oak flooring and built in storage cupboard over the stairs.

BATHROOM/W.C.
7'5" x 6'7" (2.27m x 2.01m)
Frosted UPVC double glazed window to the rear elevation and fitted with a four piece suite comprising corner shower cubicle with wall mounted shower and glazed screen, cast iron roll top freestanding bath, wash hand basin and W.C. Central heating radiator, fully tiled and spotlights to the ceiling.

LOFT ROOM
16'1" x 9'10" (4.92m x 3.00m)
Velux window to the rear elevation, carpeted flooring, built in storage within the eaves and further built in storage cupboard to the side.

OUTSIDE
To the front of the property is a low maintenance frontage with off street parking and EV charging point which will remain with the property. To the rear is an enclosed south facing private garden with flagged patio, cabin benefitting from power and lighting, currently used partly for storage and partly as a seating area. Please note: both this property and the neighbour's property who have access to the rear have a secure accessway via a lockable gate.

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.