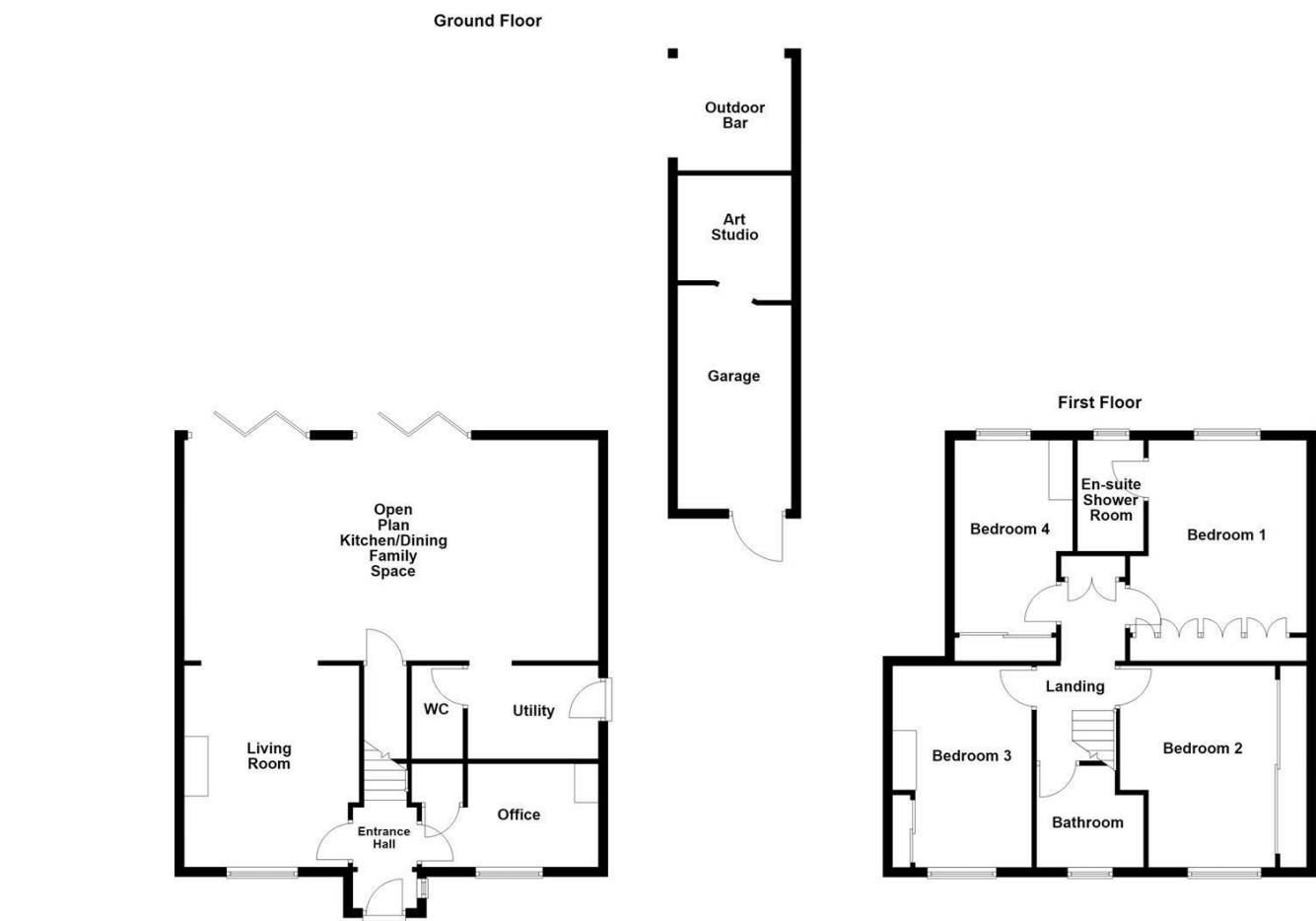


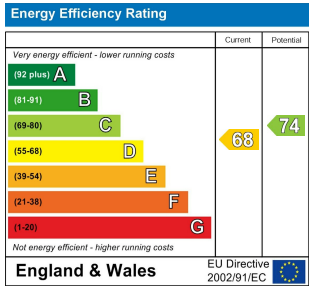


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



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NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



102 Kingsway, Ossett, WF5 8DQ

For Sale Freehold £699,995

Situated on the highly regarded Kingsway in the sought after market town of Ossett is this superbly presented and significantly extended four bedroom detached family home, offering spacious and versatile accommodation, including up to four double bedrooms, an impressive open plan kitchen, dining and family room, ample off road parking, a detached garage and beautifully landscaped gardens with an outdoor kitchen and bar area.

The accommodation briefly comprises an entrance hall with staircase to the first floor and doors leading to a versatile office, a useful storage cupboard and a spacious living room. The living room flows seamlessly into the impressive open plan kitchen, dining and family space, featuring two sets of bi-folding doors opening onto the rear garden and flooding the room with natural light. The kitchen benefits from a useful understairs storage cupboard and opens into a separate utility room, which in turn provides access to the side of the property and a downstairs WC. To the first floor, the landing provides access to the loft space, three further double bedrooms and the family bathroom. The principal bedroom enjoys en suite shower facilities and all bedrooms benefit from fitted wardrobes. Externally, the front of the property has been thoughtfully designed for low maintenance and incorporates a substantial gravelled driveway providing off road parking for at least four vehicles with timber gates providing access to the detached single garage, which benefits from power, lighting and an adjoining art studio to the rear. The rear garden is a particular feature of the property and has been beautifully landscaped to create an exceptional outdoor living space. Designed with ease of maintenance in mind, it incorporates artificial lawn, several seating and entertaining areas, and attractive planted borders with mature trees, shrubs and flowers. A timber built outdoor kitchen and bar area provides the perfect setting for entertaining family and friends throughout the year. The garden is fully enclosed by timber fencing, making it ideal for both children and pets.

Ossett remains one of the area's most desirable locations, particularly popular with families due to its excellent range of shops, schools and amenities, many of which are within easy reach of the property. Regular bus services operate nearby, whilst neighbouring Wakefield and Dewsbury provide railway stations with direct links to Leeds, Manchester and London. The M1 and M62 motorway networks are also readily accessible, making the property ideal for commuters. Ossett is also renowned for its strong sense of community, twice weekly market and numerous family events held throughout the year.

An early viewing is highly recommended to fully appreciate all that this exceptional family home has to offer.



ACCOMMODATION

ENTRANCE HALL

6'11" x 4'3" [2.11m x 1.30m]

Entered via a timber front door with security lock, the welcoming entrance hall features coving to the ceiling, stairs leading to the first floor landing, a UPVC double glazed window to the side elevation and doors leading to the office and living room.

OFFICE

7'1" x 12'2" [2.17m x 3.72m]

A versatile reception room with a UPVC double glazed window to the front elevation, central heating radiator, inset ceiling spotlights, fitted storage and an additional fitted cupboard ideal for coats and shoe storage.

LIVING ROOM

13'11" x 12'0" [4.25m x 3.67m]

A beautifully presented reception room with a UPVC double glazed window to the front elevation, anthracite column style radiator and a feature media wall style chimney breast incorporating fitted shelving, inset spotlights and a glass fronted living flame effect electric fire. Open plan access leads through to the kitchen, dining and family space.



OPEN PLAN KITCHEN/DINING/FAMILY SPACE

28'5" x 15'9" [8.67m x 4.82m]

A stunning open plan living area featuring two sets of anthracite aluminium bi-folding doors, decorative wall panelling, inset ceiling spotlights and access to the utility room and understairs storage cupboard. The kitchen is fitted with an impressive range of modern gloss wall and

base units complemented by quartz work surfaces and a central island with waterfall edge and breakfast bar. There is a four ring induction hob with extractor hood above, glass and stainless steel sink and drainer with mixer tap, integrated Miele double oven, warming drawer and microwave, together with integrated full height fridge and freezer.



UTILITY ROOM

6'4" x 9'6" [1.95m x 2.90m]

Fitted with a range of modern shaker style units with work surfaces and tiled splashbacks, together with space and plumbing for a washing machine and tumble dryer. The room also houses the Worcester combination boiler and benefits from inset ceiling spotlights, a fight column style radiator, composite side entrance door with double glazed panel and access to the downstairs W.C.

W.C.

3'3" x 6'5" [1.00m x 1.96m]

Appointed with a concealed cistern low flush W.C. and floating wash hand basin with terrazzo style splashback and mixer tap. Inset ceiling spotlights.

FIRST FLOOR LANDING

Loft access, inset ceiling spotlights, fitted storage cupboard and doors leading to four bedrooms and the house bathroom.

BEDROOM ONE

13'6" x 12'9" [4.12m x 3.90m]

A superb principal bedroom with aluminium style double glazed windows overlooking the rear elevation, anthracite column style radiator, LED strip lighting with drop ceiling detail, partial inset ceiling spotlights and a range of fitted wardrobes. A door leads through to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

4'4" x 8'1" [1.33m x 2.47m]

Stylishly appointed with a concealed cistern low flush W.C., his and hers wash hand basins with mixer taps set upon quartz work surfaces with matching splashbacks and storage beneath, together with a walk-in shower incorporating an overhead rainfall shower and handheld attachment with glass screen. The room is finished with partial wall tiling and a mix of matte black and brushed brass fittings throughout.

BEDROOM TWO

13'1" x 13'11" [4.00m x 4.25m]

Featuring a UPVC double glazed window to the front elevation, partial inset ceiling spotlights, central heating radiator and a range of fitted wardrobes with sliding mirrored doors.



BEDROOM THREE

13'11" x 9'5" [4.25m x 2.88m]

Featuring a UPVC double glazed window to the front elevation, inset ceiling spotlights with drop ceiling detail, LED strip lighting, central heating radiator, fitted wardrobes with sliding mirrored doors and a recessed bed area with decorative wall panelling.

BEDROOM FOUR

15'8" x 7'10" [4.80m x 2.40m]

With aluminium style double glazed windows overlooking the rear elevation, inset ceiling spotlights, LED strip lighting, fitted wardrobes with sliding mirrored doors and a column style radiator.

BATHROOM/W.C.

6'8" x 7'5" [2.05m x 2.27m]

Beautifully fitted with a concealed cistern low flush double W.C., ceramic wash hand basin set within a vanity storage unit with mixer tap and an inset tiled bath with mixer tap, overhead rainfall shower and handheld attachment with shower screen. Additional features include a chrome towel radiator, extractor fan, inset ceiling spotlights, a frosted UPVC double glazed window to the front elevation and partial wall tiling.



OUTSIDE

To the front of the property is a low maintenance pebbled driveway providing off road parking for at least four vehicles, complemented by mature planted borders and paved steps leading to the front entrance. Timber gates provide access to a further gravelled area and a single garage with timber door, power, lighting and a separate art studio to the rear. The rear garden has been thoughtfully landscaped and is predominantly low maintenance, incorporating artificial lawn, two to three paved patio seating areas, planted beds with pebbles and mature shrubs and flowers throughout. There is also an impressive outdoor kitchen area featuring a multi-fuel burning stove, breakfast bar and stone work surfaces, ideal for outdoor dining and entertaining. The garden is fully enclosed by fencing, making it ideal for both pets and children.



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.