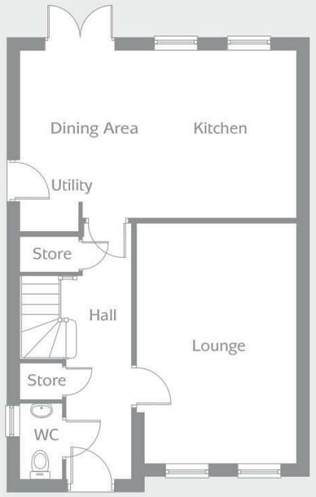
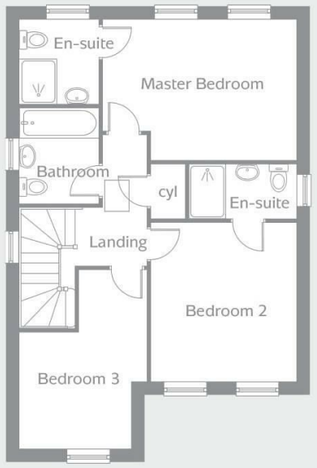


GROUND FLOOR



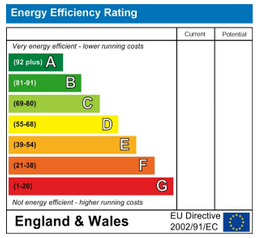
FIRST FLOOR

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 or 07776458351,
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Alternatively email vince@mortgagesolutionsofwakefield.co.uk or chris@mortgagesolutionsofwakefield.co.uk

*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

Plot 1, The Falmouth, Kendall Court Church Street, Ossett, WF5 9DP

For Sale Freehold £339,995

*** NEW BUILD *** A stunning new built home built by Orion Homes. The Falmouth is a stylish and spacious three bedroom executive detached home enjoying a contemporary specification throughout.

The accommodation briefly comprises entrance hall, downstairs w.c., spacious lounge, superb open plan kitchen diner with utility area off. To the first floor there are three bedrooms. two of which are large doubles with en suite shower rooms, in addition there is the main house bathroom/w.c. To the rear a driveway provides off road parking and leads to the garage. Gardens to the front and rear.

Situated in a sought after area of Ossett, the property is well place for local amenities including shops and good schools. Local bus routes are nearby, there is a twice weekly market and good access to the motorway network which is ideal for those looking to work or travel further afield.

A perfect home for the growing family with the benefit of a 10 year NHBC warranty and an early viewing is recommended to fully appreciate the accommodation on offer.

ACCOMMODATION

HALL
Entrance door, stairs to the first floor landing, doors to w.c., lounge and kitchen diner area. Storage cupboards

LOUNGE
17'3" x 11'4" (5.26m x 3.45m)
Two windows.

KITCHEN / DINING AREA
19'6" x 12'9" (5.94m x 3.89m)
Two windows and French doors. The kitchen is fitted with base and wall units in a contemporary range, Quartz worktop, glass splashback to gas hob. LED feature lighting to underside of kitchen wall cupboards and plinth lighting, LED Chrome downlights, AEG double oven, AEG gas hob, AEG stainless steel extractor hood, AEG integrated fridge freezer, AEG integrated dishwasher, stainless steel 1 1/2 bowl sink and chrome mixer tap. Utility with wall cupboards and spaces for washing machine and a tumble dryer.

W.C.
W.c and wash basin. Window.

UTILITY AREA
The utility has wall cupboards with worktops including plumbing and power supply for washing machine and tumble dryer. Entrance door.

FIRST FLOOR LANDING
Doors to bedrooms, bathroom and cylinder cupboard.

BEDROOM ONE
13'7" x 9'8" (4.14m x 2.95m)
Two windows and door to the en suite/w.c. Fitted wardrobes.

EN SUITE/W.C.
6'1" x 5'6" (1.85m x 1.68m)
The bathroom and en suites will be fitted with Ideal Standard Concept Air Cube range sanitaryware in white, Hansgrohe Crometta Vario thermostatically controlled shower in chrome, Hansgrohe Logis basin and bath mixer taps on chrome, Mira Flight low profile shower tray, Mira elevate shower enclosure, recessed LED chrome downlights, heated towel rail in chrome, shaver socket to bedroom one en suite, extractor fan. Window

BEDROOM TWO
11'4" x 10'5" (3.45m x 3.18m)
Two windows and door to the en suite/w.c. Fitted wardrobe.

EN SUITE/W.C.
7'7" x 4'11 (2.31m x 1.50m)
The bathroom and en suites will be fitted with Ideal Standard Concept Air Cube range sanitaryware in white, Hansgrohe Crometta Vario thermostatically controlled shower in chrome, Hansgrohe Logis basin and bath mixer taps on chrome, Mira Flight low profile shower tray, Mira elevate shower enclosure, recessed LED chrome downlights, heated towel rail in white, shaver socket to bedroom one en suite, extractor fan. Window.

BEDROOM THREE
14'0" x 8'9" (4.27m x 2.67m)
Window.

BATHROOM/W.C.
5'5" x 6'10" (1.65m x 2.08m)
The bathroom and en suites will be fitted with Ideal Standard Concept Air Cube range sanitaryware in white, Hansgrohe Crometta Vario thermostatically controlled shower in chrome, Hansgrohe Logis basin and bath mixer taps on chrome, Mira Flight low profile shower tray, Mira elevate shower enclosure, recessed LED chrome downlights, heated towel rail in white, shaver socket to bedroom one en suite, extractor fan. Window.

PLEASE NOTE*
* House type specific, see sales advisor for full details.

OUTSIDE
Gardens to the front and rear. Driveway and garage.

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

EPC RATING
The full Energy Performance Certificate is to be confirmed on legal completion.

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.