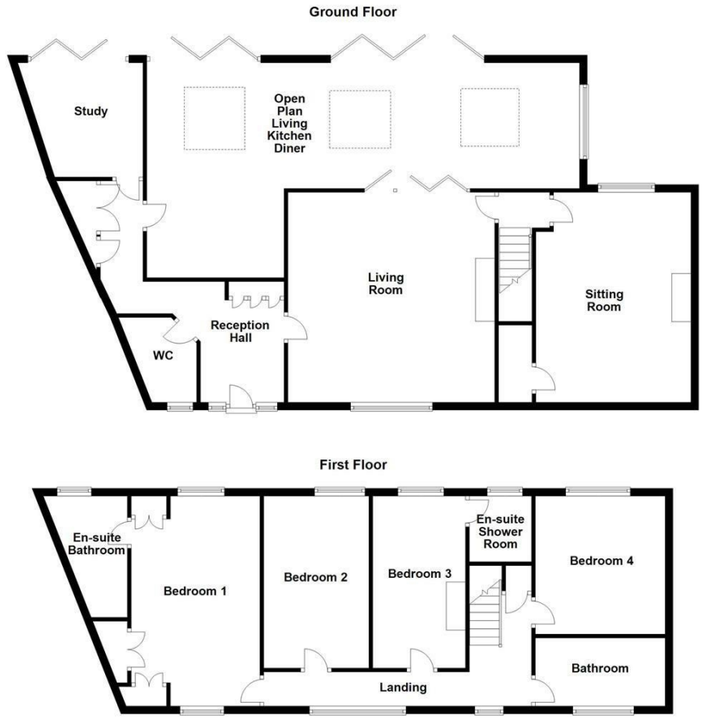

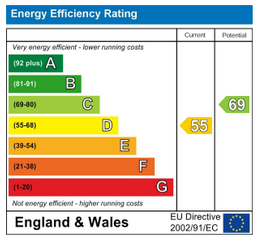

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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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3 Highfield House Horbury Road, Ossett, WF5 0BT

For Sale Freehold Offers Over £615,000

Enjoying a secluded location is this four bedroom detached converted cottage benefitting from bespoke and modern open plan living kitchen dining area with bi-folding doors into the enclosed landscaped rear garden, two reception rooms plus study.

The property fully comprises of reception hall, downstairs w.c., living room, sitting room, L-shaped extended and modern open plan living kitchen dining area with central island and integrated appliances and study to complete the ground floor. To the first floor landing there are four double bedrooms (with bedroom one and two boasting en suite facilities) and a modern four piece suite house bathroom. Outside to the rear there is an attractive L-shaped lawn garden incorporating two Indian stone paved patio areas with large stone built in pizza oven and shed, completely enclosed by timber panelled surround fences. Off road parking is provided by a large detached double garage and block paved parking space with two spaces.

The property is within walking distance to the local amenities and schools located within the sought after area of Ossett which benefits from a twice weekly market and 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

RECEPTION HALL
Two UPVC double glazed windows on either side of the door, solid wooden floor, old style radiator, three built in cloakroom cupboards (with plumbing and drainage for a washing machine and space for a dryer above within the end cupboard) and doors leading to the w.c., living room, study and modern fitted and extended modern fitted open plan living kitchen diner. Three further floor to ceiling storage cupboards with shaker style chrome handles and inset spotlights to the ceiling.

W.C.
Part tiled walls, fully tiled floor, larger than average wall mounted ceramic wash basin with chrome mixer tap and vanity cupboard built in below, low flush w.c., chrome ladder style radiator and UPVC double glazed frosted window to the front aspect.

LIVING ROOM
16'9" x 17'10" (5.13m x 5.44m)
Five wall lights, solid wooden floor, multi fuel cast iron burner inset into chimney breast on a Yorkshire stone hearth and solid wooden mantle surrounding and built in log store. UPVC double glazed window overlooking the front aspect, dark grey old style radiator, two original beams to the ceiling, timber double glazed bi-folding solid wooden doors leading into the extended open plan living kitchen diner. Further door providing access into the inner hallway.

INNER HALLWAY
Dark grey old style radiator, solid wooden floor, wall light, timber single glazed window with built in shelf looking through to the open plan kitchen and staircase to the first floor landing.

SITTING ROOM
11'8" (min) x 14'7" (max) x 17'9" (3.56m (min) x 4.45m (max) x 5.43m)
Two original beams to the ceiling, two dark grey old style radiators and multi fuel cast burner inset into a Yorkshire stone hearth with decorative stone surround. UPVC double glazed window overlooking the rear aspect, two wall lights and door providing access to the understairs storage cupboard where the combi condensing boiler for the property is housed.

OPEN PLAN LIVING KITCHEN DINER
8'8" (min) x 18'4" (max) x 36'9" (2.65m (min) x 5.60m (max) x 11.22m)
Range of wall and base shaker style units with white granite work surface over and granite upstanding above with double ceramic sink and drainer cut into the work surface, central island with solid wooden breakfast bar with seating for six seats, built in double wine cooler, four ring induction hob with low hanging chandelier light over the central island, two dark grey contemporary radiators, dark grey old style radiator, integrated twin side by side oven and grills, space for an inset American style fridge/freezer, built in Bosch coffee machine and integrated Bosch microwave below. Pull out pantry drawers, integrated full size Bosch dishwasher, solid wooden floor within dining/sitting room section, two sets of aluminium double glazed bi-folding doors providing access into the enclosed landscaped rear garden, UPVC double glazed windows to the side and rear, three timber double glazed large Velux windows to the pitch sloping ceiling and polished concrete Yorkshire stone flagged floor. Door providing access to the reception hall.

STUDY
3'10" (min) x 10'7" (max) x 8'10" (1.17m (min) x 3.24m (max) x 2.70m)
Pitch sloping ceiling, solid wooden floor, dark grey old style radiator and aluminium double glazed bi-folding doors with built in blinds leading to the enclosed rear garden.

FIRST FLOOR LANDING
Doors providing access to four bedrooms, four piece suite house bathroom and storage cupboard with fixed shelving within. Loft access, exposed beams to the ceiling, seven wall lights and two UPVC double glazed window overlooking the front elevation.

BEDROOM ONE
10'11" x 18'3" (3.34m x 5.58m)
Pitch sloping ceiling exposing the original solid wooden A frame with inset spotlights within, three double built in wardrobes with solid wooden doors, circular UPVC double glazed window overlooking the front and rear elevation. Dark grey old style radiator and solid wooden door providing access into the en suite bathroom.

EN SUITE BATHROOM/W.C.
7'2" (max) x 2'8" (min) x 10'4" (2.19m (max) x 0.83m (min) x 3.15m)
Three piece suite comprising freestanding roll top bath with chrome feet and two centralised chrome mixer taps, low flush w.c., circular wash basin with chrome mixer tap built into tiled work surface and solid wooden vanity cupboard below. UPVC double glazed window overlooking the rear elevation, inset spotlights to the ceiling, chrome ladder style radiator, half tiled walls and fully tiled floor.

BEDROOM TWO
14'1" x 8'11" (4.30m x 2.73m)
UPVC double glazed window overlooking the rear elevation, cast iron radiator and exposed beams to the ceiling.

BEDROOM THREE
14'6" x 7'10" (4.44m x 2.41m)
UPVC double glazed window overlooking the rear elevation, dark grey old style radiator, exposed beams to the ceiling and original fireplace with cast iron grate and solid stone surround. Solid wooden door providing access into the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
5'3" x 5'7" (1.61m x 1.72m)
Three piece suite comprising low flush w.c., enclosed shower cubicle with curved double glass door with chrome handles, mixer shower within, chrome rain shower head and shower attachment. Circular wash basin built into wooden frame with chrome mixer tap and glass shelf below. Half tiled walls, fully tiled walls, chrome ladder style radiator, UPVC double glazed window overlooking the rear elevation, inset spotlights to the ceiling and exposed beam to the ceiling.

BEDROOM FOUR
10'1" x 10'10" (3.09m x 3.32m)
UPVC double glazed window overlooking the rear elevation, dark grey old style radiator and exposed beam to the ceiling.

BATHROOM/W.C.

OUTSIDE
There is a detached double garage with electric up and over door and blocked paved parking space in front and two block paved parking spaces providing ample off road parking for this property. To the front there is a porch with timber double glazed Velux window, slate paved area below and double outside power socket with direct access into the reception hall. To the rear of the property, there is an Indian stone paved patio area, perfect for entertaining and dining purposes with two Indian paved pathways leading to large built in stone pizza oven and double outside power socket. There is an attractive L-shaped lawned rear garden with timber shed, slate border and block paved seating area with timber panelled surround fences on all sides making it completely enclosed.

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

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.