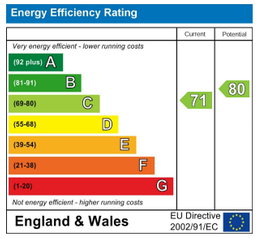

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

69 Kingsway Close, Ossett, WF5 8DZ

For Sale Freehold £290,000

Situated in the sought after town of Ossett is this extended three bedroom semi detached family home boasting features such as an ample size resin driveway for off road parking, great size reception space for entertaining and three good size double bedrooms.

The accommodation briefly comprises entrance hall, downstairs w.c., living room leading into the siting room, which also provides access into the kitchen and dining room. To the first floor landing there is loft access, three bedrooms and house shower room/w.c. To the front of the property there is a resin driveway providing off road parking for several vehicles running down to the side of the property to the single attached garage with up and over door. To the rear there is a low maintenance paved rear garden perfect for outdoor dining and entertaining purposes with raised planted beds.

This property would make an ideal purchase for a range of buyers looking to move in the Ossett area. It is ideal for the growing family being aptly placed for local amenities such as shops and schools, as well as the commuter as the national motorway links are only a short drive away. Ideally located between towns and cities such as Dewsbury and Wakefield.

ACCOMMODATION

ENTRANCE HALL
Frosted UPVC double glazed front door leading into the entrance hall, frosted UPVC double glazed window to the side, stairs to the first floor landing, door into the living room, door to the downstairs w.c., central heating radiator, timber frame single pane frosted window into the living room.

DOWNSTAIRS W.C.
3'1" x 5'1" (0.96m x 1.55m)
Frosted UPVC double glazed window to the front, low flush w.c., wall mounted wash basin, partially tiled.

LIVING ROOM
16'0" x 13'6" max x 8'1" (4.88m x 4.13m max x 2.47m)
UPVC double glazed window to the front, double doors, central heating radiator, gas fireplace with marble hearth surround and laminate mantle, coving to the ceiling, ceiling rose.

SITTING ROOM
11'5" x 10'10" (3.48m x 3.31m)
Opening through to the dining room, opening into the kitchen, central heating radiator, access to understairs storage.

DINING ROOM
10'3" x 11'1" (3.14m x 3.39m)
Opening into the kitchen, set of UPVC double glazed French doors to the rear garden, central heating radiator.

KITCHEN
7'4" x 22'11" (2.24m x 7m)
UPVC double glazed windows to the rear and side, frosted UPVC double glazed door to the rear garden and a range of modern wall and base units with granite work surface over, stainless steel sink and drainer with mixer tap, tiled splashback, integrated double oven, integrated five ring gas hob with stainless steel extractor hood above. Partial stainless steel splashback. Integrated appliances to include washing machine, dishwasher and fridge freezer. Floor to ceiling cupboard and pull out larder style cabinet. Viessmann combo boiler.

FIRST FLOOR LANDING
Loft access, central heating radiator, door to bedrooms, house shower room/w.c. and storage cupboard.

BEDROOM ONE
22'4" x 12'3" max x 6'7" (6.83m x 3.74m max x 2.02m)
Set of fitted wardrobes, UPVC double glazed window to the rear, central heating radiator.

BEDROOM TWO
18'8" x 10'3" max x 7'10" min (5.7m x 3.13m max x 2.39m min)
UPVC double glazed window to the rear, central heating radiator, fitted wardrobes and desk unit.

BEDROOM THREE
12'2" x 12'0" max x 11'6" min (3.71m x 3.68m max x 3.51m min)
Fitted wardrobes and storage units. UPVC double glazed window to the front, central heating radiator.

HOUSE SHOWER ROOM/W.C.
8'9" x 7'2" (2.69m x 2.2m)
Spotlighting to the ceiling, extractor fan, frosted UPVC double glazed window to the front, chrome ladder style central heating radiator, fitted storage units, concealed cistern low flush w.c., cramix wash basin built into a storage unit with storage below and mixer tap. Shower cubicle with mains fed shower head attachment, shower screen, wet wall panelled for the shower and the remainder is fully tiled.

OUTSIDE
The front has an expansive resin driveway providing off road parking for several vehicles and leading down the side of the property to the single attached garage with manual up and over door. The front of the property is surrounded by walls with iron fencing. To the rear there is a low maintenance rear courtyard, mainly paved patio area perfect for outdoor dining and entertaining purposes with access to the garage. There is a raised planted bed and is fully enclosed by walls and timber fencing.

GARAGE
18'11" x 9'1" (5.79m x 2.77m)
Electric up and over door, power and light. Split into two areas (garage and workshop). Entrance door, UPVC double glazed window to the rear, door into the workshop area.

WORKSHOP
8'10" x 11'8" (2.71m x 3.58m)
Power and light.

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

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

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.