

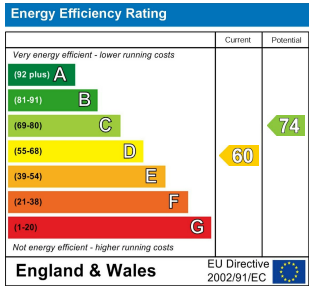


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



WAKEFIELD	OSSETT	HORBURY
01924 291 294	01924 266 555	01924 260 022
NORMANTON	PONTEFRACT & CASTLEFORD	
01924 899 870	01977 798 844	



15 Sandholme Drive, Ossett, WF5 8QP

For Sale Freehold £375,000

Situated in the sought after town of Ossett is this four bedroom detached, extended family home. Benefitting from well proportioned accommodation throughout including ample reception space, an attractive rear garden and off road parking, this property is certainly not one to be missed.

The property briefly comprises of the entrance hall which has access to the first floor landing via the stairs, the downstairs W.C. and the living room. From the living room there is access to the kitchen diner with an opening to the sitting room. The sitting room has access to the side of the property, a door to the garage/workshop/utility space and French doors to the rear of the property. Upstairs to the first floor landing there is access to four bedrooms and the house bathroom. Bedrooms one and two both benefitting from fitted mirrored wardrobes. Outside, the front garden is tiered, landscaped with slate, and features mature planting. A block paved driveway offers parking for several vehicles and leads to side access and a garage with a remote electric door. The rear garden is tiered with artificial lawn, paved and composite decked patios, a hot tub area and an outdoor kitchen with granite worktops and a wood fired pizza oven.

This property enjoys convenient access to local amenities such as shops and reputable schools. Nearby bus routes facilitate easy transportation, while the twice-weekly town centre market adds to the area's vibrancy. Additionally, the property offers excellent connectivity to the motorway network.

An ideal home for the growing family and deserves an early viewing to fully appreciate the accommodation on offer.



ACCOMMODATION

ENTRANCE HALL

Frosted and stained glass UPVC double glazed side door into the entrance hall. Coving to the ceiling, central heating radiator, stairs to the first floor landing. Doors to the downstairs W.C. and the living room.

DOWNSTAIRS W.C.

4'3" x 5'4" (1.3m x 1.65m)

Frosted UPVC double glazed window to the front, central heating radiator, underfloor heating. Low flush W.C., wall mounted ceramic wash basin with a fitted storage unit and mixer tap.

LIVING ROOM

13'6" x 17'8" (max) x 8'10" (min) (4.14m x 5.4m (max) x 2.7m (min))

Two UPVC double glazed windows, the one to the front being a bay window and one to the side, double doors to the kitchen diner, central heating radiator, Wi-Fi connected spotlights, coving to the ceiling, wall mounted electric fireplace with live flame effect.



KITCHEN DINER

16'8" x 13'7" (5.1m x 4.16m)

UPVC double glazed window to the side, opening to the sitting room, anthracite column central heating radiator, Wi-Fi connected spotlights, coving to the ceiling, downlighting, kickboard lighting, opening to the sitting room. A range of wall and base

shaker style units with a resin worksurface over, centralised island with shaker units and resin worksurface over, two stainless steel sinks with mixer taps, tiled splashback, five ring gas hob with stainless steel extractor hood above. Integrated double and single oven with built in grill, insinkerator, two wine coolers, integrated dishwasher, integrated fridge.

SITTING ROOM

18'10" x 11'1" (5.75m x 3.38m)

Velux skylight, UPVC double glazed window to the rear, UPVC double glazed French doors to the rear garden, UPVC double glazed door providing side access, door to the garage/workshop/utility space, underfloor heating, log burning stove, Wi-Fi connected spotlights.



GARAGE/WORKSHOP/UTILITY SPACE

32'11" x 8'11" (max) x 6'6" (min) (10.05m x 2.73m (max) x 2.0m (min))

Two UPVC double glazed windows to the side and rear, UPVC double glazed door providing access to the rear garden, electric roll up door, central heating radiator, loft access, base units with laminate worksurface over, space and plumbing for washing machine and tumble dryer, space for an American style fridge freezer.

FIRST FLOOR LANDING

Loft access, coving to the ceiling. Doors to four bedrooms and the house bathroom.

BEDROOM ONE

12'11" x 9'6" (max) x 7'6" (min) (3.95m x 2.9m (max) x 2.3m (min))

UPVC double glazed window to the front, coving to the ceiling, central heating radiator, fitted wardrobes with sliding mirrored doors.



BEDROOM TWO

11'9" x 10'6" (max) x 7'6" (min) (3.6m x 3.22m (max) x 2.3m (min))

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, fitted wardrobes with sliding mirrored doors.



BEDROOM THREE

13'1" x 6'11" (max) x 5'10" (min) (4.0m x 2.12m (max) x 1.8m (min))

UPVC double glazed window to the front, central heating radiator, coving to the ceiling.



BEDROOM FOUR

5'10" x 10'7" (1.8m x 3.25m)

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling.

BATHROOM

7'4" x 5'10" (2.25m x 1.8m)

Frosted UPVC double glazed window to the side, chrome ladder style central heating radiator, spotlights, extractor fan, underfloor heating. Low flush W.C., wall mounted ceramic wash basin with mixer tap, 'P' shaped bath with mixer tap and water jets, over head shower head attachment with glass shower screen.



OUTSIDE

To the front of the property the garden is tiered, landscaped and mainly slate with planted features throughout incorporating mature shrubs and flowers. Down the side of the property is a block paved driveway providing off road parking for several vehicles leading down the side of the property providing access to the side doors and the garage with an remote controlled electric roll up door. To the rear of the property the garden is tiered with the upper tier being artificially lawned and paved patio and the lower tier being composite decked patio area, perfect for outdoor dining and entertaining purposes. The garden itself is fully enclosed by timber fencing and incorporates space and plumbing for a fitted hot tub as well as an outdoor kitchen with a wood fired pizza oven as well as granite worksurface over.



TENURE

This property is freehold.

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.

EPC RATING

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

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.