



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.



WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT 01977 798 844	CASTLEFORD 01977 808 210



Dimple Wells Lane, Ossett, WF5 8RN

For Sale Freehold £799,950

Simply a stunning and remarkable detached period home offering substantial and versatile living accommodation extending towards 2,900 square ft incorporating high specification throughout whilst still in keeping within the character of this residence benefiting from five bedrooms, three reception rooms and attractive gardens incorporating a swimming pool and bar.

The property briefly comprises of reception hall with door leading to the cellar, downstairs w.c., bespoke contemporary kitchen/diner, with under floor heating, lounge, play room and utility room. Stairs to the first floor lead to five bedrooms (three with en suite facilities), with bedroom four currently used as a golfing room and a house bathroom/w.c. with under floor heating. Outside there is electronic gated access to a stone pebbled driveway providing ample off street parking, an attractive lawned garden to the front and an attractive timber decked patio area incorporating outdoor heated pool with feature built in bar and timber roof over.

Enjoying a tucked away position yet well placed to local amenities including shops and good schools with local bus routes nearby and Ossetts twice weekly market. The property also has great access to the motorway network, ideal for the commuter wishing to travel further afield.

Only a full internal and external appraisal will fully reveal the charming and contemporary accommodation on offer. Properties of this nature are rarely seen on the open market, therefore early interest is invited to avoid any disappointment.



ACCOMMODATION

RECEPTION HALL

21'5" x 77" [6.55m x 2.33m]

Fully electric under floor heated tiled floor, original cast iron fireplace, wood panelling with dado rail on top, ornate coving to the ceiling and solid wooden staircase with curved oak banister leading to the first floor landing. Doors leading to the lounge, open plan kitchen/dining, play room, utility/w.c. and cellar.

PLAY ROOM

14'2" min x 18'1" max x 16'1" [4.32m min x 5.53m max x 4.91m]

Fixed shelving to the walls, central heating radiator with radiator cover, coving to the ceiling, inset spotlights and UPVC double glazed sash window to the side aspect. Door providing access to the under stairs storage cupboard with fixed shelving within, timber door providing access into the living room and composite side entrance door leading out onto the driveway.

LOUNGE

16'9" x 16'6" [5.11m x 5.04m]

Detailed ceiling rose, ornate coving to the ceiling, two old style white contemporary radiators, wood burning stone set into chimney breast on a slate tiled hearth and decorative cast iron surround. Built in library to one wall with storage cupboards below and built in TV unit. Large walk in bay window with window seat and UPVC double glazed sash windows overlooking the front aspect and door through to the play room.



KITCHEN/DINER

16'9" x 22'11" [5.12m x 6.99m]

A range of wall and base high gloss units with quartz work surface, sink with chrome instant hot water and mixer tap, swan neck above and antique style glass splash back. Integrated Neff twin oven and grill with microwave oven and warming plate below, integrated fridge and freezer, downlights built into the surround, central island with two built in wine coolers, four ring Neff induction hob, pop up extractor hood, integrated AEG dishwasher and decorative lighting over the central island. Laminate flooring with electric under floor heating within the kitchen, ornate coving to the ceiling, ceiling moldings, detailed ceiling rose, original picture rail, two contemporary wall mounted radiators in white and large walk in bay window with UPVC double glazed sash windows overlooking the front and side aspect.



CLOAKROOM

Double doors with stained glass inserts, inset spotlights to the ceiling, coving to the ceiling and fully tiled floor. An opening providing access into utility room and door into downstairs w.c.

W.C.

27" min x 4'11" max x 6'9" [0.81m min x 1.50m max x 2.08m]

Large ceramic wash basin with chrome mixer tap, tiled splash back above and vanity drawers with copper handles below. Low flush w.c., copper ladder style radiator, UPVC double glazed frosted sash window to the rear aspect, fixed shelving, coving to the ceiling, inset spotlights and tiled floor.

BOOT ROOM

Opening providing access into the utility room and composite door leading out into the rear aspect with UPVC double glazed sunlight above. Coving to the ceiling.

UTILITY ROOM

12'6" x 7'3" [3.83m x 2.23m]

Quartz work surfaces with circular stainless steel sink with mixer tap, plumbing and drainage for two washing machines under the counters including freestanding tumble dryer. UPVC double glazed sash window overlooking the rear aspect, coving to the ceiling, inset spotlights, central heating radiator with radiator cover and laminate flooring.

FIRST FLOOR LANDING

Split into three sections, wood panelling with dado rail on top, original ornate coving to the ceiling, detailed ceiling rose, central heating radiator with radiator cover and double doors leading into house bathroom/w.c.

BATHROOM/W.C.

9'2" x 7'5" [2.81m x 2.27m]

Decorative stained glass window above the double doors. Three piece suite comprising low flush w.c., freestanding bath with chrome mixer tap with swan neck and pull shower attachment. Large ceramic basin with chrome mixer tap and swan neck built into a Quartz work surface with vanity drawers below, original timber panelling with dado rail on top surrounding the window with UPVC double glazed frosted sash windows overlooking the rear elevation. Fully tiled floor with electric under floor heating, chrome ladder style radiator, coving to the ceiling and inset smart technology spotlights.



SECOND FLOOR LANDING

Carpet runner and dado rail. Doors providing access to three of the five bedrooms.

BEDROOM ONE

16'9" x 16'7" max x 13'5" min [5.12m x 5.06m max x 4.09m min]

Two UPVC double glazed sash windows overlooking the front and side elevations, two central heating radiators, coving to the ceiling, picture rail built in double wardrobe, cast iron fireplace with decorative tiled hearth and wooden decorative surround. Built in en suite to rear with glass door providing access into a built in shower cubicle with a mixer shower, black rain shower head, laminate marble effect panelling to the walls, inset spotlights to ceiling and shower attachment within. Further glass door providing access to a w.c. comprising low flush w.c., laminate wash basin with black waterfall mixer tap, spotlights to the ceiling and fully tiled floor.



BEDROOM TWO

16'10" x 16'7" max x 13'7" min [5.14m x 5.08m max x 4.16m min]

Two UPVC double glazed sash windows overlooking the front and side elevations, coving to the ceiling, picture rail, decorative cast iron fireplace painted in black with wooden decorative surround, built in double wardrobe with double doors to the front. Built in en suite to rear with glass door providing access into a built in shower cubicle with a mixer shower, black rain shower head, laminate marble effect panelling to the walls, inset spotlights to ceiling and shower attachment within. Further glass door providing access to a w.c. comprising low flush w.c., laminate wash basin with black waterfall mixer tap, spotlights to the ceiling and fully tiled floor.

BEDROOM THREE

13'0" x 14'11" [3.98m x 4.56m]

Two UPVC double glazed sash windows overlooking the rear and side elevations, central heating radiator, coving to the ceiling, picture rail, central heating radiator, black decorative cast iron fireplace with solid stone surround and an opening providing access into the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

3'1" x 11'3" [0.94m x 3.45m]

Three piece suite comprising enclosed larger than average shower cubicle with glass door and chrome handle to the front, mixer shower with chrome rain shower head and shower attachment with fully laminate panelling walls within. Extractor fan, inset spotlights to the ceiling, chrome ladder style radiator, low flush w.c. and ceramic wash basin with chrome mixer tap.

BEDROOM FOUR

12'4" max x 10'9" min x 9'9" [3.78m max x 3.28m min x 2.98m]

Currently used as a golf simulator with artificial turf to the walls, ceiling and floor. Inset spotlights to the ceiling and opening into a second part [1.91m x 3.95] with UPVC double glazed sash window overlooking the side elevation and inset spotlights to the ceiling. Area could be returned to be a full room if needed.

BEDROOM FIVE

8'7" x 7'8" [2.63m x 2.35m]

UPVC double glazed sash window overlooking the front elevation, coving to the ceiling, picture rail and central heating radiator.

OFFICE

9'6" x 4'7" [2.92m x 1.40m]

Loft access, coving to the ceiling, UPVC double glazed sash window overlooking the side elevation and white old style contemporary radiator. Slide that goes from the office to the playground and is accessed through a lift up trapdoor.

OUTSIDE

The front of the property is completely private with electric double gates which open onto a large L-shaped pebbled driveway which runs alongside an attractive lawned front garden and flows around the front of the house providing ample off road parking wrapping around the property. Timber panelled surround fences on all sides making it completely enclosed. To the front of the garden there is a timber decked patio area, perfect for entertaining and dining purposes, a heated pool with a built in bar, timber roof and up and down chrome lights.



COUNCIL TAX BAND

The council tax band for this property is E.

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.