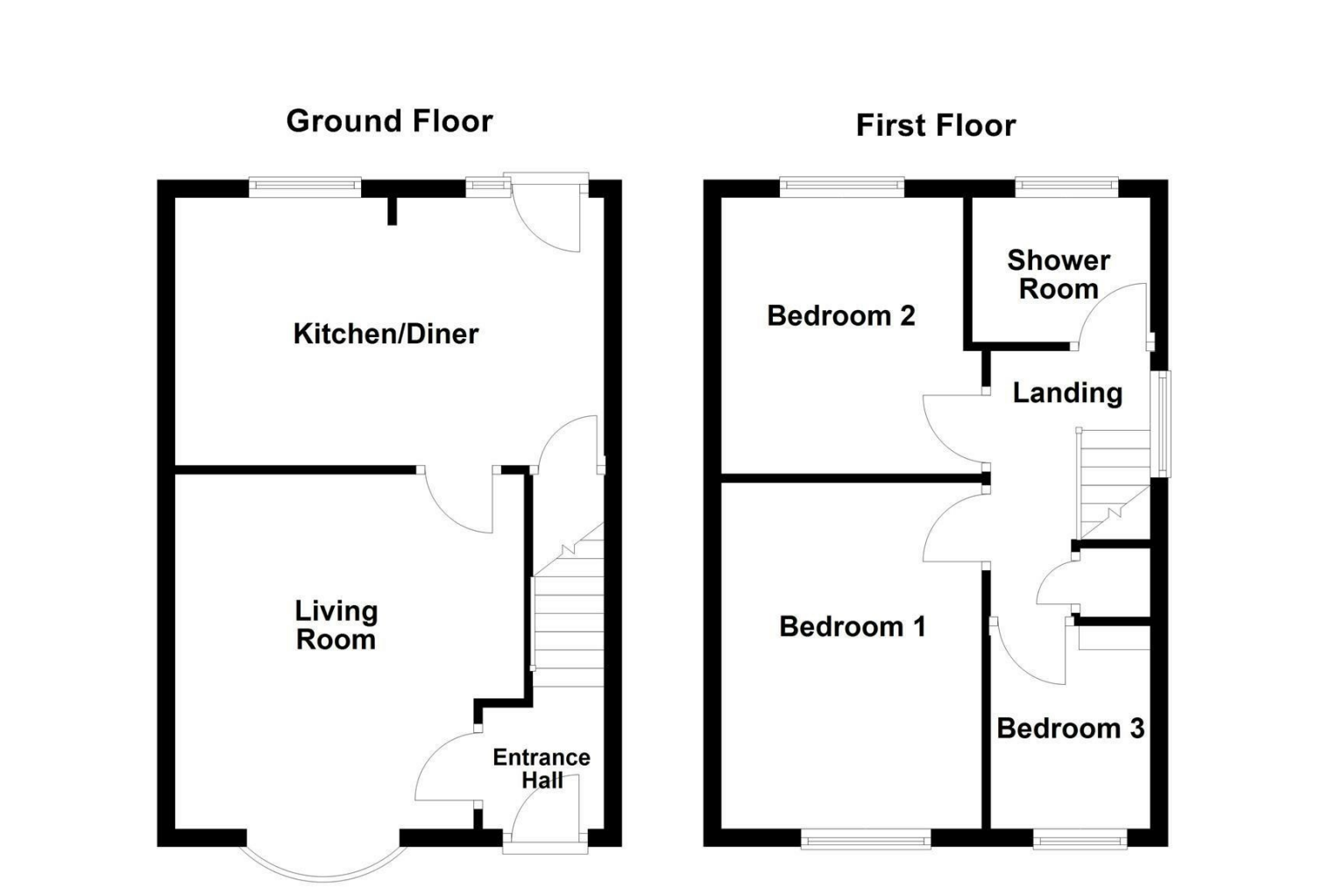


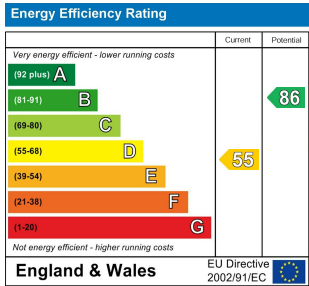


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



2 Knoll Close, Ossett, WF5 9SD

For Sale Freehold £205,000

Situated in a desirable cul-de-sac location in the sought after town of Ossett, is this deceptively spacious three-bedroom end-terraced property, beautifully presented throughout and offers enclosed front and rear gardens.

Upon entering, the entrance hall provides access to the living room and staircase leading to the first floor. The living room flows seamlessly into the kitchen/dining room, which benefits from under stairs storage and direct access to the rear garden. To the first floor, a landing area offers loft access and houses an over stairs storage cupboard containing the combi boiler. From here, doors lead to three bedrooms and the modern house shower room. Externally, the front garden features a lawn with mature shrub borders, a pebbled area, and is fully enclosed by timber fencing with a gated entrance. To the side, a tarmac driveway provides ample off street parking and leads to a single garage with an up and over door. The rear garden is mainly laid to lawn, complemented by mature shrubs and a paved patio area, perfect for outdoor dining and entertaining. It is fully enclosed with timber fencing and includes a side access gate, ideal for pets and children, while also providing a right of pedestrian access for neighbours.

Ossett is a highly sought after area, popular with first time buyers, growing families, and professionals alike. The property is ideally positioned for access to a range of local amenities, including shops and well regarded schools. Excellent transport links are also nearby, with local bus routes, easy access to the M1 motorway network, and train stations in Wakefield and Dewsbury, providing direct connections to Leeds, Manchester, and London.

Only a full internal inspection can truly showcase the quality and space this property has to offer and an early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

Composite front door with a frosted glass pane into the entrance hall, central heating radiator, stairs to the first floor landing, door into the living room.

LIVING ROOM

13'1" x 12'8" (max) x 11'0" (min) [4.01m x 3.87m (max) x 3.37m (min)] UPVC double glazed bow window to the front with blinds, central heating radiator and a door to the kitchen/diner.



KITCHEN/DINER

15'10" x 9'10" [4.84m x 3.0m] UPVC double glazed window to the rear with blinds, UPVC double glazed door to the rear, central heating radiator, downlighting, access to an understairs storage cupboard. A

range of fitted modern wall and base units with quartz work surfaces, inset stainless steel sink with mixer tap, five ring gas hob with extractor hood above, tiled splashback and an integrated double oven. Appliances include an integrated slimline dishwasher, integrated fridge freezer, integrated washing machine.

FIRST FLOOR LANDING

UPVC double glazed window to the side with blinds, loft access, over stairs storage cupboard. Doors to three bedrooms and the house shower room.

BEDROOM ONE

12'8" x 9'8" [3.88m x 2.95m] UPVC double glazed window to the front, central heating radiator, fitted wardrobes.



BEDROOM TWO

10'5" x 9'8" (max) x 8'10" (min) [3.18m x 2.95m (max) x 2.71m (min)] UPVC double glazed window to the rear, central heating radiator, fitted wardrobes.



BEDROOM THREE

5'11" x 7'6" (max) x 6'5" (min) [1.81m x 2.30m (max) x 1.96m (min)] UPVC double glazed window to the front with roller blinds, central heating radiator.



SHOWER ROOM

6'7" x 5'3" [2.02m x 1.62m] Frosted UPVC double glazed window to the rear, chrome central heating radiator, extractor fan, fully tiled. Low flush W.C., pedestal wash basin with mixer tap, shower cubicle with mains shower head and glass shower screen.



OUTSIDE

To the front of the property there's a landscaped garden mainly laid to lawn with a planted border incorporating mature shrubs, pebbled areas, and a paved pathway to the front door. The garden is fully enclosed by timber fencing with a timber gate providing access. To the side, there's a large tarmacked area providing off road parking for multiple vehicles, with right of access for neighbouring residents of Knoll Close to reach their garages. This also leads to the properties garage [2.38m x 4.47m]. To the rear of the property the garden is mainly laid to lawn, incorporating pebbled areas and mature shrubs, along with a paved and block paved patio area, perfect for outdoor dining and entertaining. The garden is fully enclosed by timber fencing with a timber side access gate, ideal for pets and children, and provides full access for neighbours.



COUNCIL TAX BAND

The council tax band for this property is B.

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.