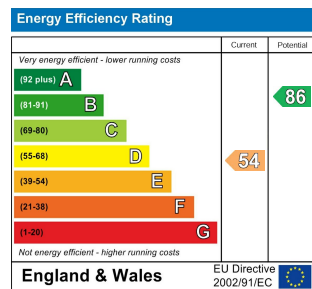


Total area: approx. 94.0 sq. metres (1011.7 sq. feet)



#### 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  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## 7 Greenacres Close, Ossett, WF5 9SB

**For Sale Freehold £244,000**

This recently modernised three bedroom semi detached home is situated in the popular town of Ossett.

Accommodation is set over two floors and to the ground floor, briefly comprises entrance hall, living room, spacious modern kitchen and a conservatory. To the first floor there are three bedrooms, the main bedroom boasts en suite facilities in addition to the house bathroom/w.c. Externally, to the front of the property there is a tarmac driveway providing ample off street parking. The real selling point of this attractive home is the particularly sizeable rear garden with open countryside views beyond. There is also the addition of a garage, which has been converted into a useful utility room with useful storage room to the rear.

The property has been recently modernised to an excellent standard and provides ready to move into accommodation, which is sure to appal to a range of buyers.





## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed entrance door with adjacent window, stairs to the first floor landing, doors off to the lounge and dining kitchen. Useful understairs storage cupboard, quality wood effect flooring, single central heating radiator and coving to the ceiling.

### LOUNGE

11'7" x 15'11" max into recess [3.54m x 4.86m max into recess] Front facing UPVC double glazed window, single central heating radiator, quality wood effect flooring, feature media wall with electric fire, coving to the ceiling and television point.



### KITCHEN

13'3" x 10'11" [4.06m x 3.34m]

Stylish range of dove grey gloss wall and base units with complimentary wood effect laminate block surface over incorporating a 1 1/2 bowl composite sink and drainer unit with chrome swan neck mixer tap, integrated double electric oven, integrated microwave, five ring gas hob with extractor hood over, integrated dishwasher, integrated fridge freezer, quality tile effect flooring, vertical wall mounted radiator, spotlights to the ceiling. Sliding door into the conservatory, UPVC double glazed stable door opening to the rear.



### CONSERVATORY

9'3" x 8'0" [2.83m x 2.44m]

UPVC double glazed windows to the rear and both sides, central heating radiator, tiled flooring.

### FIRST FLOOR LANDING

Doors off to bedrooms and house bathroom/w.c. Loft hatch, coving to the ceiling.

### BEDROOM ONE

11'6" x 16'0" max into recess [3.53m x 4.90m max into recess]

Front facing UPVC double glazed window, central heating radiator, coving to the ceiling and door to the en suite shower room/w.c.



### EN SUITE SHOWER ROOM/W.C.

7'2" x 4'2" [2.2m x 1.29m]

Walk in shower with electric shower and glazed screen door, vanity unit with wash hand basin and chrome mixer tap, low flush w.c. with concealed cistern, tiling ot the shower and tiled splashbacks, wood effect flooring, spotlights to the ceiling.

### BEDROOM TWO

7'2" x 11'4" [2.19m x 3.46m]

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

### BEDROOM THREE

8'5" x 8'0" [2.57m x 2.44m]

Rear facing UPVC double glazed window, central heating radiator and coving to the ceiling.

### HOUSE BATHROOM/W.C.

8'7" x 5'5" [2.63m x 1.66m]

A modern stylish three piece bathroom with l-shaped bath with chrome taps and mains shower with glazed screen over, vanity unit with wash hand basin and chrome waterfall mixer tap, low flush w.c. Chrome heated towel rail, wood effect flooring, spotlights to the ceiling and side facing UPVC double glazed obscured glass window.



### OUTSIDE

To the front of the property is a driveway providing off street parking, whilst to the rear of the property there is a lengthy enclosed garden with a useful outbuilding offering flexibility for a range of uses. Initial paved seating areas, artificial lawn, steps lead down to a further lawned area with fantastic countryside views beyond.



### 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.