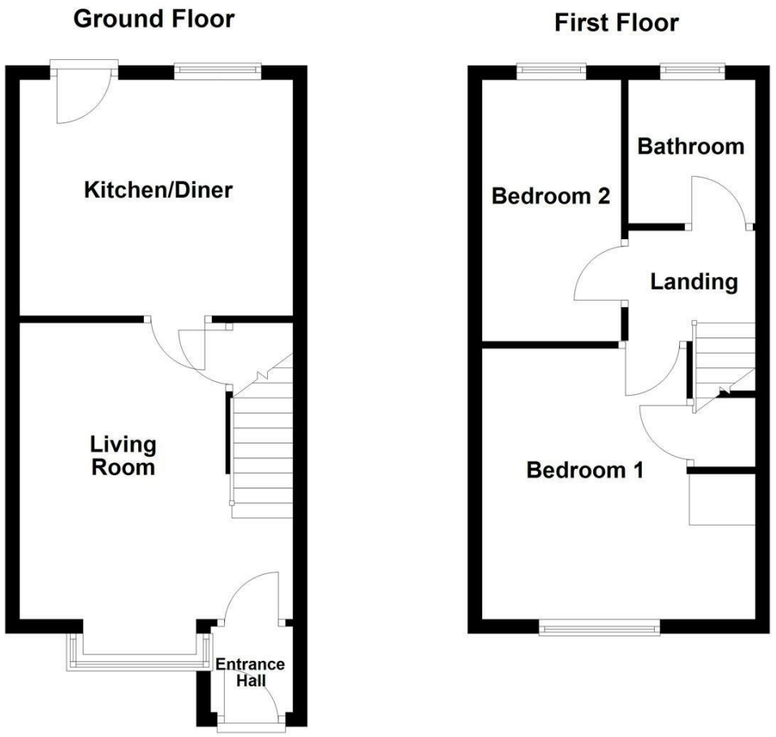
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



8 Carlton Court, Ossett, WF5 9DH

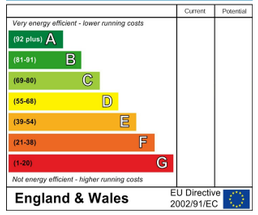
For Sale Freehold £199,999

Nestled within a cul-de-sac on the outskirts of the highly sought after town of Ossett, this well presented two bedroom semi detached home offers spacious and well maintained accommodation throughout. Featuring two generously sized bedrooms, front and rear gardens, off road parking, and a detached garage, this property presents an excellent opportunity for a variety of buyers and is certainly not one to be missed.

The accommodation briefly comprises a welcoming entrance hall leading to a bright and spacious living room with stairs to the first floor landing, understairs storage, and a door through to the modern fitted kitchen/diner, which provides access to the rear garden. To the first floor, the landing offers loft access and doors to two well proportioned bedrooms and the house bathroom. Externally, the front garden is mainly laid to lawn with a pebbled feature area and a paved pathway leading to the front entrance. A block paved driveway provides off road parking and leads to a single detached garage with an up and over door. The rear garden is primarily laid to lawn with mature shrubs and a paved patio area, ideal for outdoor dining and entertaining, and is fully enclosed by timber fencing, making it perfect for families with children or pets.

Ideally located, the property sits within close proximity to a range of local shops, schools, and amenities, all within walking distance. Excellent transport links are available via local bus routes serving Wakefield, Dewsbury, and surrounding areas, while the M1 motorway network is easily accessible for those commuting further afield. Both Wakefield and Dewsbury train stations provide convenient connections to major cities including Leeds, Sheffield, and beyond.

A full internal inspection is highly recommended to truly appreciate all that this delightful home has to offer. Early viewing is advised to avoid disappointment.



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.

ACCOMMODATION

ENTRANCE HALL
Frosted and stained glass UPVC double glazed entrance door. Coving to the ceiling and door through to the living room.

LIVING ROOM
13'8" x 12'7" (max) x 9'7" (min) (4.17m x 3.86m (max) x 2.93m (min))
A gas fireplace with marble hearth, surround, and wooden mantle. A door to understairs storage, stairs to the first floor landing and door through to the kitchen diner. A central heating radiator, coving to the ceiling, and a boxed UPVC double glazed window looking to the front.

KITCHEN DINER
10'10" x 12'8" (3.32m x 3.87m)
A modern range of wall and base units with laminate work surfaces over, a sink and drainer with mixer tap, four ring electric hob with laminate splashback and extractor hood above, as well as an integrated electric oven. Space for a fridge freezer, space and plumbing for a washing machine. Central heating radiator, UPVC double glazed window to the rear and UPVC double glazed door leading out to the garden.

FIRST FLOOR LANDING
Loft access and doors to two bedrooms and the house bathroom.

BEDROOM ONE
12'7" x 12'5" (max) x 5'8" (min) (3.86m x 3.80m (max) x 1.73m (min))
Central heating radiator, fitted wardrobes, UPVC double glazed window to the front and oversized storage cupboard.

BEDROOM TWO
6'4" x 12'1" (1.95m x 3.70m)
UPVC double glazed window to the rear, central heating radiator and fitted wardrobe.

BATHROOM/W.C.
6'7" x 5'10" (2.02m x 1.80m)
Frosted UPVC double glazed window to the rear, chrome ladder style central heating radiator, low flush w.c. and ceramic wash basin built into a vanity unit with mixer tap. A panel bath with mixer tap and shower attachment and glass shower screen, with full wall tiling.

OUTSIDE
To the front, the garden is mainly laid to lawn with a paved pathway leading to the front door. There is also a single detached garage with up and over door and a paved driveway providing off road parking for one vehicle. To the rear, the garden is mainly laid to lawn with a paved border and patio area, ideal for outdoor dining and entertaining, fully enclosed by timber fencing, making it ideal for pets and children.

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.

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.