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NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



4 Horbury View, Ossett, Wakefield, WF5 0FA

For Sale Freehold £350,000

Situated in the sought after village of Ossett is this modern four bedroom semi detached property superbly presented throughout and with accommodation spanning over three floors. This property would make an ideal home for a range of buyers and an internal viewing comes highly advised.

The accommodation briefly comprises of the entrance hall, downstairs w.c., kitchen diner, first floor landing, living room, bedroom one and to the second floor there is access to three further bedrooms and the house bathroom/w.c. Outside, to the front there is a block paved driveway providing off road parking for two vehicles leading to the single integral garage with electric roll up door. To the rear, the garden is mainly laid to lawn with a stone paved patio area perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

This property would make an ideal purchase for a range of buyers including growing families looking to move in the Ossett area and only a full internal inspection will truly show what is to offer at this beautiful property and so an early viewing comes highly advised to avoid disappointment.

IMPORTANT NOTE TO PURCHASERS

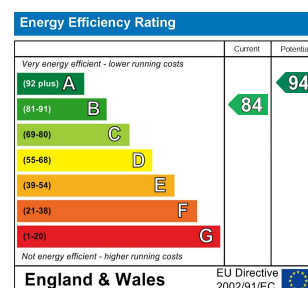
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

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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



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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, spotlighting to the ceiling, UPVC double glazed window to the side, stairs providing access to the first floor landing, doors to the downstairs w.c. and kitchen diner.

DOWNSTAIRS W.C.

6'5" x 3'6" [1.97m x 1.08m]

Spotlighting to the ceiling, extractor fan, UPVC double glazed window to the front, concealed cistern low flush w.c. and a wash basin built into a storage unit with mixer tap.

KITCHEN DINER

12'5" x 16'6" max x 12'3" min [3.8m x 5.03m max x 3.74m min]

Access to understairs storage cupboard, UPVC double glazed window to the rear, set of UPVC double glazed French doors to the rear garden, spotlighting to the ceiling. A range of modern wall and base units with marble work surface over and breakfast bar area, inset 1 1/2 stainless steel sink with mixer tap, four ring induction hob with partial Pyrex splashback and extractor hood above, integrated oven, integrated fridge freezer, integrated dishwasher, integrated washing machine.

FIRST FLOOR LANDING

UPVC double glazed window to the side, spotlighting to the ceiling, a further set of stairs providing access to the

second floor landing, doors to the living room and bedroom one.

LIVING ROOM

16'5" x 14'6" max x 9'4" min [5.02m x 4.43m max x 2.87m min]

Juliet style balcony with UPVC double glazed French doors to the rear, UPVC double glazed window to the rear, spotlighting to the ceiling, two central heating radiators.



BEDROOM ONE

16'9" x 11'6" max x 6'3" min [5.11m x 3.52m max x 1.93m min]

A further UPVC double glazed French doors and a Juliet style balcony, UPVC double glazed window to the front, two central heating radiators, spotlighting to the ceiling.



SECOND FLOOR LANDING

Spotlighting to the ceiling, loft access, doors to three further bedrooms and the house bathroom/w.c.

BEDROOM TWO

10'1" x 16'8" max x 4'5" min [3.09m x 5.09m max x 1.37m min]

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



BEDROOM THREE

9'4" x 9'11" max x 4'5" min [2.87m x 3.03m max x 1.36m min]

Central heating radiator, spotlighting to the ceiling, UPVC double glazed window to the rear.

BEDROOM FOUR

6'2" x 7'0" [1.88m x 2.14m]

Spotlighting to the ceiling, central heating radiator, Velux skylight.

HOUSE BATHROOM/W.C.

6'0" x 6'3" [1.84m x 1.92m]

Spotlighting to the ceiling, extractor fan, chrome ladder style central heating radiator, concealed cistern low flush w.c., ceramic wash basin built into a storage unit with storage below and mixer tap, panelled bath with mixer tap and overhead shower [mains fed], shower screen and is fully tiled.



OUTSIDE

To the front there is a block paved driveway providing off road parking for two vehicles leading to the integral single garage with electric roller door. To the rear, the garden is mainly laid to lawn with stone paved patio area and a mature tree and it is fully enclosed by walls and timber fencing.



COUNCIL TAX BAND

The council tax band for this property is D

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.