Richard Kendall Estate Agent

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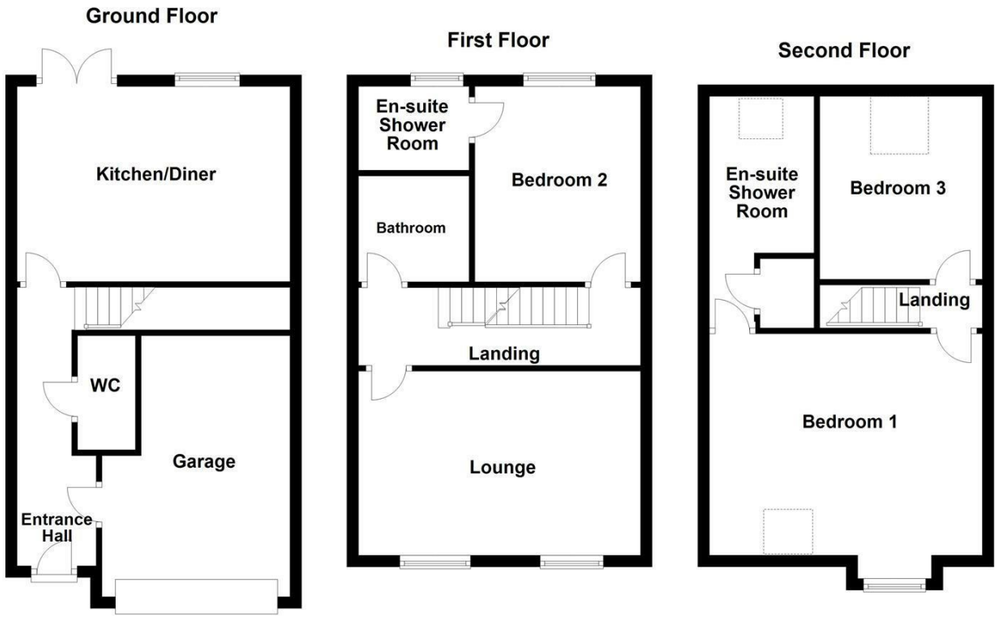
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



5 Baptist Lane, Ossett, WF5 0HD

For Sale Freehold Offers In The Region Of £265,000

Having being decorated throughout including brand new fitted carpets and kitchen is this superbly presented three bedroom turn key property offering spacious accommodation over three floors.

With UPVC double glazing and gas central heating, the property briefly comprises of entrance hall, integral garage, downstairs w.c., brand new fitted kitchen/diner with brand new appliances. Stairs to the first floor lead to lounge, house bathroom and bedroom two with en suite shower room. Stairs to the second floor which in turn lead to two further bedrooms with bedroom one having en suite shower room and far reaching views to the fields and adjoining countryside. Outside, low maintenance garden to the front and driveway to the side providing off street parking. To the rear is an attractive and easy maintained garden incorporating stone flagged patio area.

The property is well placed to local amenities including shops and schools with local bus routes nearby and having good access to the motorway network.

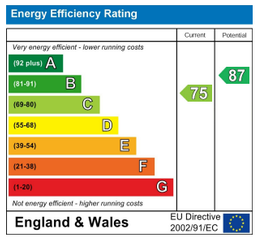
Simply a fantastic home, ideal for the professional couple or family. Offered for sale with no chain and vacant possession, an early viewing comes highly recommended.

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
Entrance door, radiator, recess ceiling spotlights, stairs to the first floor and doors to the integral garage, downstairs w.c. and kitchen/diner.

INTEGRAL GARAGE
11'0" (max) x 7'10" (min) x 18'11" (3.37m (max) x 2.41m (min) x 5.77m)
Power and light. The boiler is housed in here. Plumbing for washing machine.

W.C.
3'11" x 6'0" (1.2m x 1.85m)
Low flush w.c., wash basin, part tiled walls, fully tiled floor, recess LED spotlights and heated chrome towel radiator.

KITCHEN/DINER
16'2" x 10'11" (4.93m x 3.35m)
Range of contemporary brand new grey gloss wall and base units with matching work surface over incorporating 1 1/2 sink and drainer, integrated fridge/freezer, integrated oven and grill with four ring electric hob, filter hood above and tiled splash back. Integrated dishwasher. LVT wood effect flooring, two radiators, recess LED spotlights, television point, UPVC double glazed window and French doors to the rear.

FIRST FLOOR LANDING
Two radiators, recess spotlights, doors to the lounge, bathroom and bedroom two

BEDROOM TWO
11'1" x 9'5" (3.39m x 2.89m)
UPVC double glazed window to the rear, radiator and television point. Door to modern fitted en suite shower room.

EN SUITE SHOWER ROOM/W.C.
6'5" x 5'3" (1.97m x 1.61m)
Modern three piece suite comprising low flush w.c., wash basin and corner shower cubicle with mixer shower. Part tiled walls, fully tiled floor, recess LED spotlights, UPVC double glazed frosted window to the rear and heated chrome towel radiator.

LOUNGE
10'0" x 16'2" (3.06m x 4.95m)
Two UPVC double glazed windows to the front, two radiators, recess LED spotlights and television point.

BATHROOM/W.C.
6'3" x 5'5" (1.93m x 1.66m)
Three piece suite comprising low flush w.c., wash basin and panelled bath. Fully tiled walls and floor. Recess ceiling spotlights, heated chrome towel radiator and shaving point.

SECOND FLOOR LANDING
Doors to two further bedrooms.

BEDROOM ONE
16'2" x 10'0" (max) x 9'1" (min) (4.94m x 3.06m (max) x 2.77m (min))
Loft access, recess LED spotlights, two radiators, UPVC double glazed window to the front with far reaching views to the fields and adjoining countryside. Timber framed Velux skylight window and door to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
5'6" x 7'8" plus walk in area 2'4" x 3'6" (1.69m x 2.35m plus walk in area 0.72m x 1.07m)
Three piece suite comprising low flush w.c., wall hung wash basin and corner shower cubicle with mixer shower. Part tiled walls, fully tiled floor, heated chrome towel radiator, recess LED spotlights, shaver socket point and timber framed double glazed Velux window to the rear. Door to airing cupboard.

BEDROOM THREE
7'8" x 10'3" (2.35m x 3.14m)
Recess LED spotlights, radiator, television point and timber framed double glazed Velux window to the rear.

OUTSIDE
To the front is there is a driveway providing off street parking leading to the integral garage with pebbled garden area. To the rear is a low maintenance garden incorporating stone flagged terrace patio area.

COUNCIL TAX BAND
The council tax band for this property is C.

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.