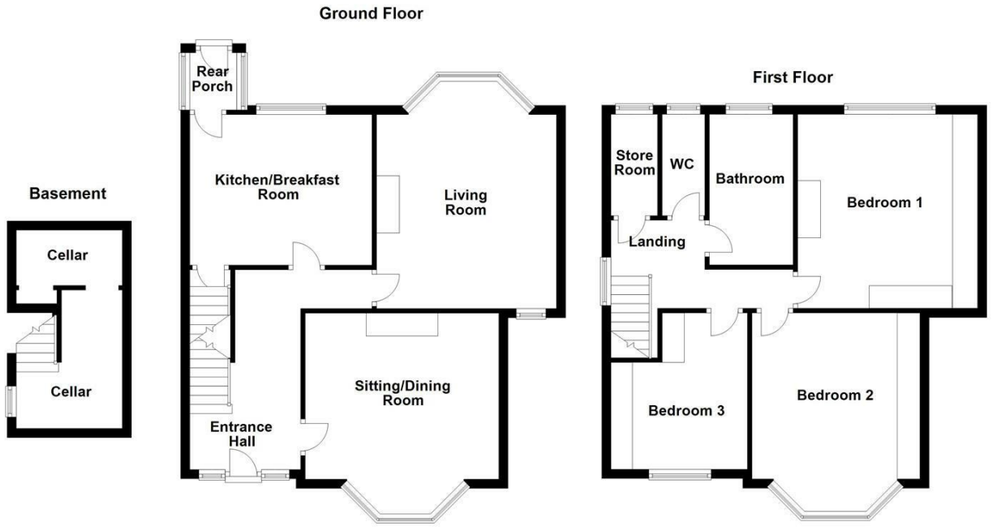
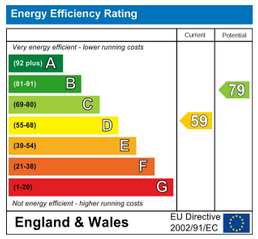


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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 www.mortgagesolutionsofwakefield.co.uk
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 339572,
Pontefract & Castleford offices 01977 808210, 01977 798844 or 07776458351,
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Alternatively email vince@mortgagesolutionsofwakefield.co.uk or chris@mortgagesolutionsofwakefield.co.uk

*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 01977 798 844 | CASTLEFORD 01977 808 210

51 Storrs Hill Road, Ossett, WF5 0DF

For Sale Freehold Offers Over £375,000

Situated within a prime part of Ossett and in close proximity to all schools, it is an attractive, well appointed and spacious three bedroom detached home, perfect for the family buyer. Benefitting from three double bedrooms, two large reception rooms, modern kitchen/breakfast room and retaining many period features.

The property fully comprises an entrance hall, sitting/dining room with bay window and feature fireplace, spacious living room with bay window overlooking the enclosed rear garden, kitchen/breakfast room with breakfast bar and integrated appliances, rear porch and two cellars. The first floor landing leads to three double bedrooms all with fitted wardrobes, a four piece modern fitted house bathroom, additional w.c. and a store room which houses the combi condensing boiler. The landing also provides access to the loft. Outside, there are attractive and established gardens to the front and rear with a driveway to the side providing off street parking in addition to a gravel parking space to the front of the property and a detached single garage to the rear.

The property itself is located in Ossett which benefits from a twice weekly market, main bus routes running to and from Wakefield city centre and the M1 motorway is only a short distance away, perfect for the commuters or those travelling further afield.

Offering further potential to extend, develop or convert the loft space, subject to building and planning consent. Simply a fantastic home, which truly deserves a viewing to fully appreciate the accommodation on offer.

ACCOMODATION

ENTRANCE HALL
Composite front entrance door with double glazed frosted windows surrounding. Delph rack, coving to ceiling, ceiling rose, staircase to first floor landing, central heating radiator and doors to the living room, kitchen and sitting/dining room.

SITTING/DINING ROOM
13'10" x 11'11" (4.23m x 3.64m)
Gas fire, detailed ceiling rose and coving to ceiling, UPVC double glazed bay window overlooking the front aspect, central heating radiator, fixed shelving to the left and right of the chimney breast with downlights built into the surround, built in desk and fitted drawers.

LIVING ROOM
12'11" x 13'11" (3.94m x 4.26m)
UPVC double glazed bay window overlooking the rear garden, central heating radiator, ornate coving to the ceiling, ceiling rose, gas fire with marble surround and matching interior. Single glazed circular window with leaded insert overlooking the front aspect.

KITCHEN/BREAKFAST ROOM
10'5" x 12'11" (3.18m x 3.95m)
A range of wall and base units with chrome handles, laminate work surface and tiled splashback. Stainless steel sink and drainer with swan neck tap. Plumbing and space for a washing machine, integrated double oven and grill, four ring ceramic hob with a cooker hood over. Built in wine rack, integrated fridge, breakfast bar, display units with glass shelving, downlights built into the wall cupboards, central heating radiator, fully tiled floor, timber glazed door leading to the rear garden with sunlight above, UPVC double glazed window which overlooks rear garden and door with steps which leads down to the cellar room. Timber door leads to a rear porch.

REAR PORCH
4'6" x 4'8" (1.38m x 1.44m)
UPVC double glazed windows on all three sides, brick built base and UPVC double glazed door leading to rear garden with fully tiled floor.

CELLAR ROOM ONE
7'6" max / 4'8" min x 9'10" (2.31m max / 1.44m min x 3.02m)
Original curing table, timber single glazed frosted window to the side aspect. Cellar has power and light.

CELLAR ROOM TWO
4'0" x 7'6" (1.22m x 2.31m)
Cellar has power and light.

FIRST FLOOR LANDING
UPVC double glazed window overlooking the side elevation. Doors off to the three bedrooms, bathroom/w.c., additional w.c. and store room. Loft access.

BEDROOM ONE
14'0" x 12'11" (4.27m x 3.94m)
UPVC double glazed window overlooking the rear elevation, central heating radiator, fitted wardrobes with storage cupboards running above and fitted dressing side tables. Vanity sink unit.

BEDROOM TWO
12'1" x 10'11" (3.69m x 3.35m)
Fitted wardrobes, walk in bay window with UPVC double glazed windows overlooking the front elevation, central heating radiator, range of fitted wardrobes and a fitted dressing table.

BEDROOM THREE
11'1" x 8'10" max / 5'1" min (3.40m x 2.71 max / 1.56 min)
Range of fitted wardrobes with storage cupboard above, UPVC double glazed window overlooking the front elevation and a central heating radiator.

BATHROOM/W.C.
10'6" x 6'0" (3.21m x 1.83m)
Four piece suite with a walk in shower cubicle with a folding glass screen, pedestal wash basin with swan neck mixer tap, panelled bath with chrome mixer tap and low flush w.c. Fully tiled floor, part tiled walls, spotlights to the ceiling and large UPVC double glazed frosted window overlooking rear elevation.

W.C.
7'3" x 2'11" (2.23m x 0.91m)
Fully tiled floor, part tiled walls, UPVC double glazed frosted window overlooking rear elevation and low flush w.c.

STORE ROOM
7'4" x 3'4" (2.24m x 1.03m)
Wall mounted combi condensing boiler, UPVC double glazed window which overlooks rear elevation and fixed shelving to the wall.

OUTSIDE
Low maintenance pebbled front garden with superb planted borders and pathway with steps up to the front entrance door. Tarmacadam driveway providing off road parking leading down the side of the property to a single detached garage with manual up and over door. South facing garden to the rear with lawn, a range of plants and shrubs bordering, paved patio area ideal for entertaining, all enclosed with a brick wall surround. Pebbled pathway leads from the front to the rear with gated access. Outside lighting and water point connection.

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

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 six 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.