

<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRAC &amp; CASTLEFORD</b> 01977 798 844	



## 18 Wesley Street, Ossett, WF5 8EX

### For Sale Freehold £300,000

Set back from the main roadside, this attractive and spacious three bedroom detached home offers well appointed accommodation with the benefit of UPVC double glazing and gas central heating.

The ground floor comprises an entrance hall, lounge, sitting/dining room, extended kitchen, sunroom, and a useful utility room. To the first floor, there are three bedrooms, two of which are well proportioned doubles, along with the main family bathroom. Externally, the property features an elevated front garden with off street parking and the additional advantage of a brick built garage with an up and over door. To the rear, there is a generous lawned garden with established borders, complemented by both flagged patio and timber framed seating areas, ideal for relaxation and entertaining.

The property is situated in a popular and convenient location, well placed for access to local amenities including shops, good schools, and regular bus services. A nearby service also provides access to a twice weekly market and links to the wider transport network.

This fantastic home is ideal for a growing family and deserves early viewing to fully appreciate the accommodation on offer.

#### IMPORTANT NOTE TO PURCHASERS

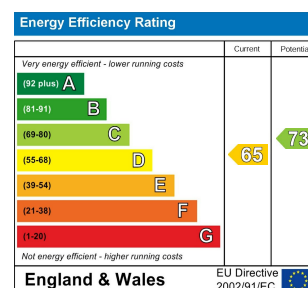
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

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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.

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ACCOMMODATION

ENTRANCE HALL

Entrance door with UPVC double glazed window panels into the entrance hall. Central heating radiator, coving to the ceiling, stairs to the first floor landing. Doors into the lounge, sitting room, extended kitchen and downstairs W.C..

DOWNSTAIRS W.C.

Low flush W.C., pedestal wash basin, fully tiled walls and floor.

LIVING ROOM

14'7" x 13'2" [4.47m x 4.02m]

UPVC double glazed bay window to the front, central heating radiator, coving to the ceiling, cast iron fire with tiled hearth.



DINING/SITTING ROOM

15'9" x 12'5" [4.82m x 3.79m]

UPVC double glazed bay window to the rear, UPVC double glazed window to the side, UPVC double glazed French doors to the rear,

central heating radiator, coving to the ceiling, electric fire with marble hearth, ceiling rose, picture rail.



KITCHEN

20'3" x 8'11" [max] x 4'2" [min] [6.18m x 2.73m [max] x 1.28m [min]]

UPVC double glazed windows to the rear, frosted UPVC double glazed window to the side, central heating radiator, tiled floor, part tiled walls. Comprising bespoke solid wood wall and base units with feature worktops incorporating sink and drainer, integrated dishwasher, slimline space for feature range cooker, space for fridge and freezer. Door to Pantry/Utility Room which houses the boiler and has plumbing for washing machine. Opening to the sunroom.

SUNROOM

8'4" x 7'4" [2.56m x 2.25m]

FIRST FLOOR LANDING

Stained glass window to the side, doors to three bedrooms and the house bathroom.

BEDROOM ONE

12'6" x 9'10" [3.82m x 3.02m]

UPVC double glazed window to the front, central heating radiator, picture rail, built in storage cupboards with sliding doors.



BEDROOM TWO

12'5" x 10'11" [3.79m x 3.35m]

UPVC double glazed window to the rear, central heating radiator, dado rail, fitted wardrobes to either side of the chimney breast.



BEDROOM THREE

7'8" x 9'6" [2.36m x 2.90m]

UPVC double glazed window to the front, central heating radiator, fitted storage space about the bulkhead of the stairs.



BATHROOM

7'7" x 8'11" [2.33m x 2.74m]

Comprising of a low flush W.C., wash basin with vanity drawers,

corner shower cubicle with mixer shower and a panelled bath. Frosted UPVC double glazed window to the rear, stained glass window to the side, heated towel rail, fully tiled walls and floor, loft access, recessed spotlights.



GARAGE

12'0" x 18'0" [3.66m x 5.49m]

Electric door, UPVC double glazed window to the side, space for a freezer.

OUTSIDE

To the front of the property there is a block paved garden area providing off street parking and leading to a brick built garage with an up and over door. To the rear of the property there is an attractive garden incorporating both flagged and timber framed patio areas, ideal for outdoor dining and entertaining properties with a variety of plants, trees and shrubs bordering.



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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.