Richard Kendall Estate Agent

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6 Kings Close, Ossett, WF5 8QU

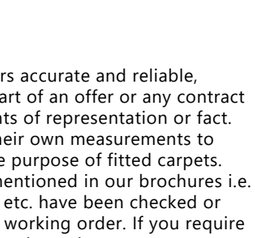
For Sale Freehold £465,000

Enjoying a cul-de-sac location sits this well presented four bedroom detached family home benefitting from ample driveway parking with integral garage and an enclosed attractive rear garden.

The property briefly comprises of the entrance hall, downstairs w.c., office/sitting room, dining room, living room and integral garage. The first floor landing leads to four well proportioned bedrooms and four piece house bathroom. Outside to the front is a pleasant lawned garden with ample driveway parking leading to the garage. To the rear is an enclosed garden with Indian stone paved patio area, pebbled sitting area, timber lean-to and attractive lawn.

The property is ideally placed for all local shops and amenities that Ossett has to offer including its twice weekly market. It is well situated for the motorway network for those looking to commute further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and 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
UPVC front entrance door, oak flooring, inset spotlights, doors to the office/sitting room and downstairs w.c.

W.C.
2'9" x 7'0" (0.86m x 2.14m)
Concealed cistern low flush w.c., vanity wash basin with waterfall mixer tap, contemporary chrome radiator, fully tiled floor, inset spotlights and UPVC double glazed frosted window to the front aspect.

OFFICE/SITTING ROOM
15'7" (max) x 8'4" (min) x 17'5" (4.75m (max) x 2.55m (min) x 5.31m)
Stairs to the first floor landing, understairs storage cupboard, inset spotlights, built in desk with wall mounted storage cupboards, oak flooring, UPVC double glazed window to the front aspect, central heating radiator, doors to the kitchen/breakfast room and living room.

KITCHEN/BREAKFAST ROOM
10'1" x 15'7" (3.08m x 4.75m)
Range of modern wall and base units with laminate work surface over and breakfast bar, 1 1/2 stainless steel sink and drainer with swan neck mixer tap, integrated oven and grill with four ring gas hob and cooker hood. Space for an American style fridge/freezer, pull out pantry drawer, built in wine rack, integrated dishwasher and integrated washing machine. UPVC double glazed windows overlooking the rear aspect, contemporary chrome radiator, door leading into the integral garage and door to the separate dining room.

DINING ROOM
12'6" x 10'1" (3.83m x 3.09m)
Oak flooring, central heating radiator, inset spotlights, double timber doors to the living room, a set of UPVC double glazed French doors with built in blinds and panel windows to the rear.

LIVING ROOM
16'7" x 12'7" (5.07m x 3.84m)
Coving to the ceiling, two central heating radiators, large UPVC double glazed window overlooking the front aspect, electric fire on a marble hearth with marble matching interior and surround.

INTEGRAL GARAGE
8'3" x 21'2" (2.52m x 6.47m)
Manual up and over door to the front, wall mounted boiler, power, light, door to the rear garden, laminate work surface over with space for a dryer.

FIRST FLOOR LANDING
UPVC double glazed window overlooking the front elevation, central heating radiator, loft access, doors to four bedrooms and house bathroom.

BEDROOM ONE
10'7" x 14'5" (3.24m x 4.40m)
Range of four double fitted wardrobes, central heating radiator and UPVC double glazed window overlooking the front elevation.

BEDROOM TWO
10'6" (max) x 10'2" (min) x 11'0" (3.22m (max) x 3.12m (min) x 3.36m)
Range of three double fitted wardrobes, UPVC double glazed window overlooking the rear elevation and central heating radiator.

BEDROOM THREE
8'11" x 14'6" (2.74m x 4.44m)
UPVC double glazed window overlooking the front elevation, central heating radiator and a range of fitted wardrobes.

BEDROOM FOUR
8'11" (max) x 7'11" (min) x 11'0" (2.72m (max) x 2.43m (min) x 3.37m)
Two double fitted wardrobes with storage cupboards above a dressing table, UPVC double glazed window overlooking the rear elevation and central heating radiator.

BATHROOM/W.C.
7'7" x 7'7" (2.33m x 2.33m)
Four piece suite comprising concealed cistern low flush w.c., vanity wash basin with storage cupboards, panelled bath with waterfall mixer tap and enclosed shower cubicle with mixer shower. UPVC double glazed frosted window overlooking the rear elevation, contemporary chrome radiator, inset spotlights, extractor fan and double high gloss cupboards.

OUTSIDE
To the front is a large driveway providing ample off road parking for several vehicles with integral single garage. There is an attractive lawned front garden with mature tree and bushes bordering. To the rear is an Indian stone paved patio area with pebbled seating area, pathway to a timber lean-to and an attractive lawn, surrounded by conifer hedging and timber fencing.

TENURE
This property is freehold.

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

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.