



WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



8 Kingsway Court, Ossett, WF5 8EG

For Sale Freehold £300,000

Extended and improved, this deceptively spacious four bedroom semi detached home is arranged over three floors and occupies a sought after cul de sac position on the fringe of the town centre.

The property benefits from a gas fired central heating system and sealed unit double glazed windows throughout. It is approached via a welcoming entrance hall with a guest WC off to the side. The main living room is of generous proportions and features a panelled feature wall, leading through to a modern dining kitchen spanning the rear of the house. The kitchen includes French doors opening onto the rear garden. To the first floor, there are two double bedrooms and a further single bedroom, all served by a well appointed and refitted family bathroom. The second floor is dedicated to an impressive principal bedroom suite, comprising a spacious bedroom with a Juliet balcony to the rear and an en suite shower room. Externally, the property offers a modest garden to the front with driveway parking leading to a single garage. To the rear, there is a larger enclosed garden featuring a paved patio seating area, level lawn with raised beds, and a further decked entertaining space.

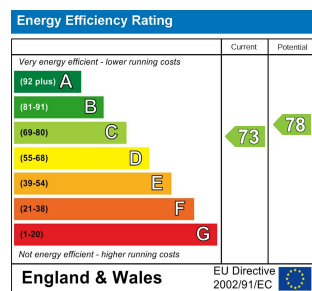
Situated towards the head of a cul de sac in this popular residential location, the property is within easy reach of the wide range of shops, schools and recreational facilities offered by Ossett, along with convenient access to the national motorway network.

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

A composite front entrance door leads into the entrance hall with laminate flooring, central heating radiator and staircase leading to the first floor.

W.C.

6'2" x 2'7" [1.90m x 0.80m]

Frosted window to the front elevation, tiled floor and fitted with a two piece white and chrome cloakroom suite comprising low flush WC and wall mounted wash basin with cupboards under, together with central heating radiator and extractor fan.

LIVING ROOM

15'8" x 12'5" [4.80m x 3.80m]

Window to the front elevation, double central heating radiator, feature panelled wall with provision for wall mounted television and useful under stairs storage cupboard.



DINING KITCHEN

15'8" x 9'10" [4.80m x 3.00m]

Fitted with a contemporary range of wall and base units with dark

laminate worktops incorporating stainless steel sink unit and four ring stainless steel gas hob with matching splashback and filter hood over, built in double oven, integrated fridge and freezer, integrated washing machine and integrated dishwasher. Window and French doors to the rear garden and double central heating radiator to the adjoining dining area.



FIRST FLOOR LANDING

Central heating radiator and window to the side.

BEDROOM TWO

13'9" x 9'6" [4.20m x 2.90m]

Window to the front elevation and central heating radiator.



BEDROOM THREE

12'1" x 9'6" [3.70m x 2.90m]

Window overlooking the rear garden and central heating radiator.

BEDROOM FOUR

6'10" x 6'6" [2.10m x 2.00m]

Window to the front elevation and central heating radiator.

BATHROOM/W.C.

6'6" x 5'10" [2.00m x 1.80m]

Frosted window to the rear, part tiled walls and fitted with a modern white and chrome three piece suite comprising panelled bath with shower attachment, vanity wash basin with cupboard under and low flush WC with concealed cistern, together with ladder style heated towel rail and extractor fan.



SECOND FLOOR LANDING

BEDROOM ONE

17'8" x 12'5" [5.40m x 3.80m]

Juliet balcony to the rear, double central heating radiator and useful eaves storage cupboard.



EN SUITE SHOWER ROOM/W.C.

5'6" x 4'11" [1.70m x 1.50m]

Frosted window to the rear, part tiled walls and fitted with a three piece suite comprising corner shower cubicle with glazed screen, pedestal wash basin and low flush WC, together with chrome ladder style heated towel rail and extractor fan.



OUTSIDE

Externally to the front is a neat garden together with driveway parking which passes down the side of the house to the rear single garage. To the rear is a paved patio seating area stepping up to a good sized lawn with raised beds and a further decked seating and entertaining area with built in pergola.



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.