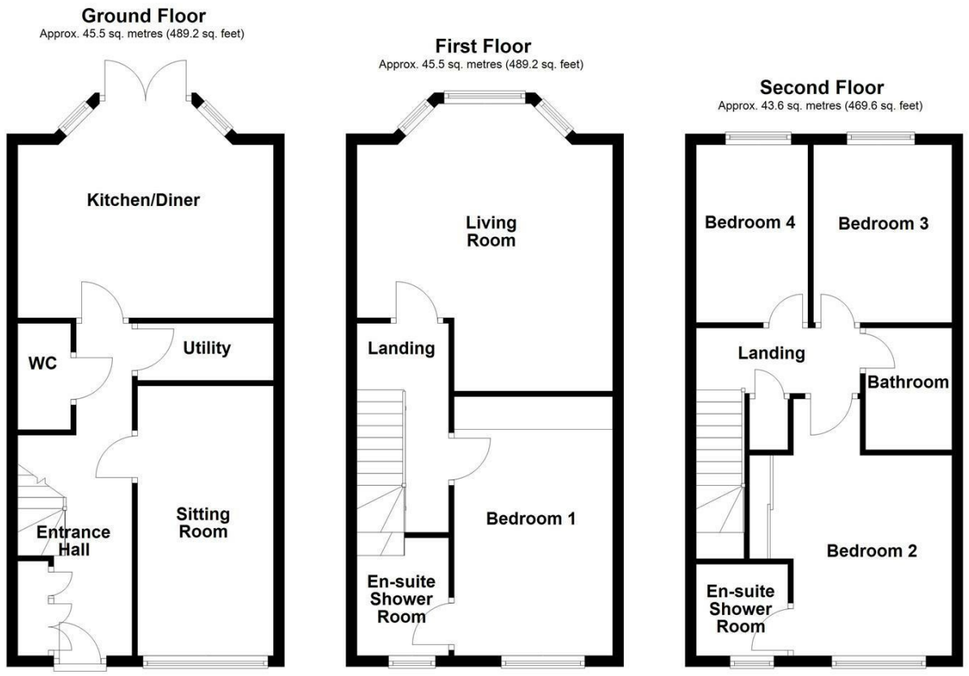


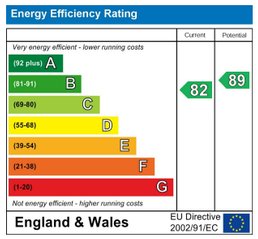
Total area: approx. 134.5 sq. metres (1448.1 sq. feet)

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.

Richard Kendall Estate Agent

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

30 Sunnydale Gardens, Ossett, WF5 0AF

For Sale Freehold £289,000

A superb opportunity to acquire this spacious and well presented four bedroom mid-town house, offering versatile family accommodation arranged over three floors. Benefiting from UPVC double glazing and gas central heating throughout, the property also enjoys a half boarded loft, an electric vehicle charging point, ample off road parking and an attractive enclosed landscaped rear garden.

The accommodation briefly comprises an entrance hall, sitting room, downstairs WC, built in cloakroom cupboard, utility room, and a spacious kitchen diner to the ground floor. To the first floor, a generous living room provides an excellent family living space, whilst the principal bedroom benefits from fitted wardrobes spanning one wall and a contemporary en-suite shower room. The second floor hosts three further double bedrooms, with bedroom two enjoying fitted double wardrobes and its own en-suite shower room. A modern three-piece family bathroom serves the remaining bedrooms. Externally, the property is approached via a tarmacadam driveway providing ample off-road parking and a covered entrance porch. To the rear is a beautifully maintained enclosed garden featuring two paved patio seating areas, an attractive lawn, timber boundary fencing, an external water supply, and outside power points.

Ideally situated, the property is within close proximity to a range of local amenities, well regarded schools, and regular bus services providing convenient access to Wakefield city centre. The M1 and M62 motorway networks are also only a short drive away, making this an excellent choice for commuters travelling further afield.

Properties of this quality and size are always in high demand, and an early viewing is strongly recommended to fully appreciate everything this superb home has to offer.

ACCOMMODATION

ENTRANCE HALL
Composite front entrance door leading into the entrance hall. The entrance hall benefits from a central heating radiator, coving to the ceiling, a staircase with handrail rising to the first floor landing, and a built in cloakroom cupboard. Four doors provide access to the sitting room, utility room, downstairs WC, and kitchen diner.

KITCHEN/DINER
15'8" x 12'10" (max) x 10'5" (min) (4.78m x 3.92m (max) x 3.18m (min))
A spacious kitchen diner fitted with a range of wall and base units incorporating laminate work surfaces with tiled splashbacks above. There is space for a freestanding fridge freezer, an integrated oven and grill, a four ring gas hob, and downlights fitted beneath the wall units. Further features include plumbing for a dishwasher, a 1 1/2 bowl stainless steel sink and drainer with mixer tap, two central heating radiators, coving to the ceiling, and inset spotlights. Two UPVC double glazed windows overlook the rear aspect, whilst a set of UPVC double glazed French doors provide direct access to the landscaped rear garden.

UTILITY ROOM
8'6" x 3'0" (2.61m x 0.93m)
Fitted with a work surface incorporating a tiled splashback, plumbing for a washing machine beneath the counter, a central heating radiator, inset ceiling spotlights, and an extractor fan.

DOWNSTAIRS W.C.
3'3" x 6'4" (1.0m x 1.95m)
Comprising a low flush WC and pedestal wash hand basin with mixer tap and tiled splashback. Additional features include a central heating radiator and inset ceiling spotlights.

SITTING ROOM
8'2" x 16'2" (2.49m x 4.95m)
A well proportioned reception room featuring a UPVC double glazed window overlooking the front aspect and coving to the ceiling.

FIRST FLOOR LANDING
First floor landing with a central heating radiator, staircase with handrail leading to the second floor landing, and doors providing access to the living room and bedroom one.

LIVING ROOM
15'8" x 17'2" (max) x 14'1" (min) (4.78m x 5.25m (max) x 4.30m (min))
A generous reception room enjoying three UPVC double glazed windows overlooking the rear elevation. The room also benefits from coving to the ceiling and two central heating radiators.

BEDROOM ONE
9'7" x 13'4" (2.93m x 4.07m)
A spacious principal bedroom featuring a UPVC double glazed window overlooking the front elevation, coving to the ceiling, a central heating radiator, and fitted wardrobes with sliding doors spanning one wall, providing ample storage. A door leads through to the en-suite shower room.

EN SUITE SHOWER ROOM
5'9" x 5'10" (1.77m x 1.79m)
Comprising a three piece suite including a low flush WC, pedestal wash hand basin with mixer tap, and enclosed shower cubicle with curved glazed doors and fitted shower. The shower area is fully tiled, with part tiled walls to the remainder of the room. Additional features include a UPVC double glazed frosted window to the front elevation, inset ceiling spotlights, extractor fan, and a white ladder style heated towel radiator.

SECOND FLOOR LANDING
Second floor landing with access to the half boarded loft, inset ceiling spotlights, airing cupboard, and doors providing access to three further bedrooms and the house bathroom.

BEDROOM TWO
9'6" x 15'6" (max) x 12'2" (min) (2.91m x 4.73m (max) x 3.72m (min))
Featuring a UPVC double glazed window overlooking the front elevation, coving to the ceiling, central heating radiator, and fitted double wardrobes with mirrored sliding doors. A door provides access to the en-suite shower room.

EN SUITE SHOWER ROOM
5'10" x 5'10" (1.79m x 1.79m)
Comprising a three piece suite including a low flush WC, pedestal wash hand basin with mixer tap, and enclosed shower cubicle with curved glazed doors and fitted shower. The shower area is fully tiled, with part-tiled walls to the remainder of the room. Additional features include inset ceiling spotlights, extractor fan, and a heated towel radiator.

BEDROOM THREE
10'8" x 8'8" (3.26m x 2.65m)
Featuring a UPVC double glazed window overlooking the rear elevation, coving to the ceiling, and a central heating radiator.

BEDROOM FOUR
10'8" x 6'8" (3.27m x 2.05m)
Having a UPVC double glazed window overlooking the rear elevation and a central heating radiator.

BATHROOM
5'10" x 7'3" (1.79m x 2.21m)
Appointed with a three piece suite comprising a low flush WC, pedestal wash hand basin with mixer tap, and panelled bath with mixer tap. The bathroom further benefits from part tiled walls, inset ceiling spotlights, an extractor fan, and a white ladder style heated towel radiator.

OUTSIDE
Externally, the property benefits from a tandem tarmacadam driveway providing off road parking for two vehicles, together with a covered entrance porch, an electric vehicle charging point and an external wall mounted light. To the rear is an attractive enclosed landscaped garden featuring two paved patio seating areas, ideal for outdoor dining and entertaining, separated by a well maintained lawn. Timber boundary fencing encloses the garden on all three sides. Additional external features include a double outdoor power socket, water supply, and sensor operated external lighting.

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

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.