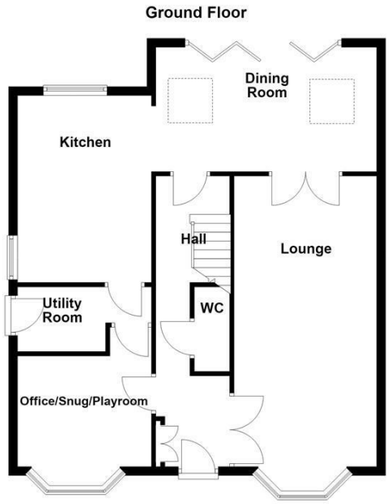
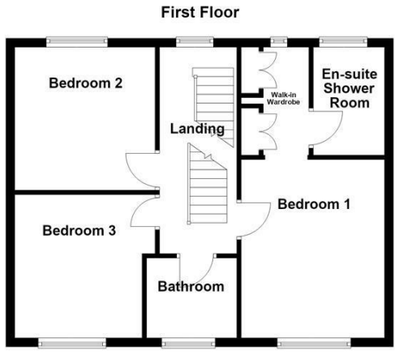
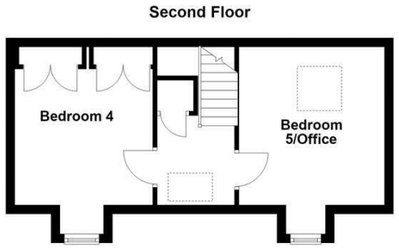




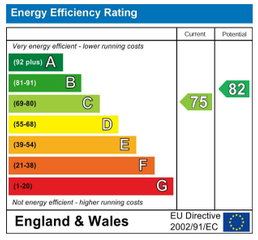


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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12 Lavery Close, Ossett, WF5 8ES

For Sale Leasehold £595,000

Occupying an enviable position at the head of a pleasant cul de sac, within walking distance of Ossett town centre, is this impressive five bedroom detached family home. Beautifully presented and offering substantial accommodation arranged over three floors, the property has been thoughtfully designed with modern family life in mind, combining generous living spaces, versatile bedrooms, professionally landscaped gardens and a detached double garage.

The welcoming entrance hall immediately sets the tone for the accommodation, with double doors opening into the spacious living room, this leads through glass double doors into an extended dining room. A separate dining room and fitted kitchen provide excellent spaces for both everyday family life and entertaining. Further enhancing the ground floor is a useful utility room, downstairs WC and a dedicated home office. This versatile additional reception room could equally lend itself to use as a cosy snug, children's playroom or hobby room, allowing the accommodation to adapt effortlessly as family requirements change. To the first floor are three generous bedrooms and the family bathroom, with one bedroom benefitting from its own en suite shower room and fitted wardrobe area. The second floor provides two further well proportioned bedrooms, creating a superb degree of flexibility for older children, teenagers, guests or those requiring additional home working space. Externally, the property continues to impress. Professionally landscaped gardens extend to both the front and rear, creating an attractive setting for the home. The enclosed rear garden has been designed for both relaxation and entertaining, with a patio seating area providing the perfect setting for al fresco dining and summer gatherings. A generous driveway provides substantial off road parking for up to three vehicles and leads to the detached double garage, adding further practicality for a busy family household.

The location is equally appealing, combining the tranquillity of a cul de sac setting with the convenience of having Ossett town centre within walking distance. An excellent selection of independent shops, amenities, schools, restaurants and leisure facilities are readily accessible, together with Ossett's popular twice weekly market. Excellent motorway connections also make the property particularly well placed for those commuting to surrounding towns and cities.

Superbly presented and ready to move into, yet still offering exciting potential to further personalise the accommodation, this is a wonderful long term family home in one of Ossett's most convenient settings. An early viewing is highly recommended to fully appreciate the space, flexibility and lifestyle this impressive property has to offer.



ACCOMMODATION

ENTRANCE HALL
Front entrance door leading into the main hallway, providing access to the lounge (via double doors), office, downstairs W.C. and dining room.

LOUNGE
21'6" x 10'7" (6.57m x 3.23m)
UPVC double glazed bay window overlooking the front elevation, central heating radiator and feature electric fireplace with decorative surround. Glass double doors provide access through to the dining room.



DINING ROOM
16'4" x 9'2" (5.00m x 2.81m)
Extended dining room with aluminium bi-folding doors opening directly onto the rear garden, central heating radiator and two Velux style roof windows. Opening through to the kitchen and doorway providing access back into the hallway.

KITCHEN
13'10" x 9'11" (4.22m x 3.03m)
UPVC double glazed windows overlooking the rear and side elevations. Fitted with a modern range of wall and base units with quartz work surfaces over, incorporating an inset sink and drainer with mixer tap. Integrated double oven, integrated combination microwave, induction hob with splashback and extractor hood above, integrated fridge, integrated freezer, integrated dishwasher and breakfast bar seating area. Spotlights to the ceiling and door providing access to the utility room.



UTILITY ROOM
6'7" x 4'9" (2.03m x 1.46m)
UPVC double glazed side entrance door and fitted wall and base units providing useful storage. Space and plumbing for a washing machine and tumble dryer.

OFFICE/SNUG/PLAYROOM
6'7" x 8'2" (2.03m x 2.50m)
UPVC double glazed bay window overlooking the front elevation and central heating radiator. Versatile room currently utilised as a home office but could be used as a snug or playroom.

W.C.
6'3" x 2'7" (1.91m x 0.80m)
Fitted with a low flush W.C. and corner wash hand basin.

FIRST FLOOR LANDING
UPVC double glazed window, with access to three bedrooms and the family bathroom.

BEDROOM ONE
13'2" x 10'7" (4.03m x 3.24m)
UPVC double glazed window overlooking the front elevation and central heating radiator. Opening into a walk-in wardrobe area with frosted UPVC double glazed window overlooking the rear and fitted storage to one side. Access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.
8'0" x 5'3" (2.46m x 1.61m)
Frosted UPVC double glazed window overlooking the rear elevation. Fitted with a double walk-in shower enclosure incorporating a wall mounted shower with rainfall shower head above, vanity wash hand basin with mixer tap and low flush W.C. Black ladder style radiator and spotlights to the ceiling.



BEDROOM TWO
10'7" x 10'5" (3.23m x 3.18m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BEDROOM THREE
10'7" x 9'5" (3.24m x 2.88m)
UPVC double glazed window overlooking the front elevation and central heating radiator.

BATHROOM/W.C.
6'8" x 5'10" (2.04m x 1.78m)
Frosted UPVC double glazed window overlooking the front elevation. Fitted with a three piece suite comprising panelled bath with wall mounted shower and rainfall shower head above, vanity wash hand basin with mixer tap and low flush W.C. Spotlights to the ceiling and fully tiled bath area with contrasting feature tiling.



SECOND FLOOR LANDING
Velux style roof window overlooking the front elevation and access to bedrooms four and five.

BEDROOM FOUR
11'8" x 10'4" (3.57m x 3.17m)
UPVC double glazed window, central heating radiator and built-in wardrobes.



BEDROOM FIVE/OFFICE
11'8" x 10'9" (3.57m x 3.29m)
UPVC double glazed window overlooking the front elevation and central heating radiator. Currently utilised as an office.

OUTSIDE
To the front is an attractive landscaped lawned garden with established shrubs and bushes to the borders. A driveway to the side provides substantial off road parking for three vehicles and leads to the detached double garage. To the rear is a landscaped lawned garden incorporating a patio seating area with pergola. Gated access is provided to the side, together with access to the detached garage.



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

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.

LEASEHOLD
There is a maintenance charge of £60.00 (pa) The remaining term of the lease is 975 years (2026). A copy of the lease is held on our file at the Ossett office.