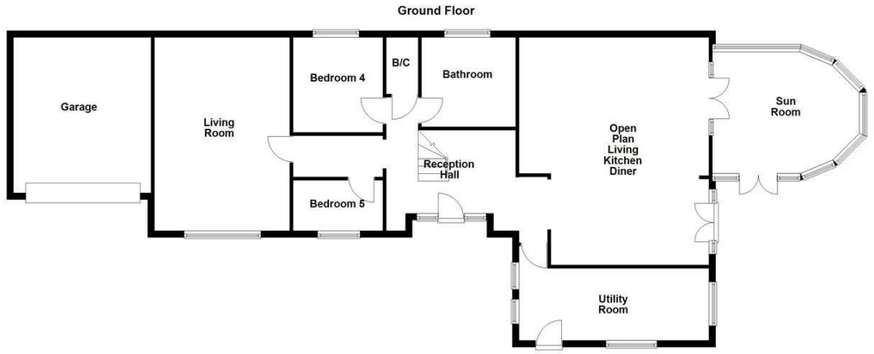
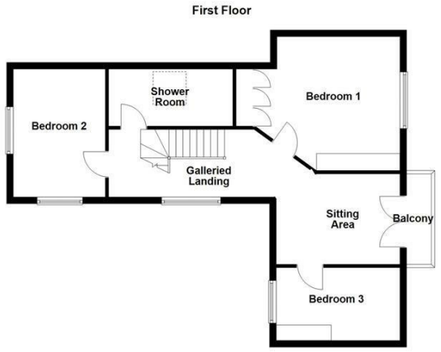


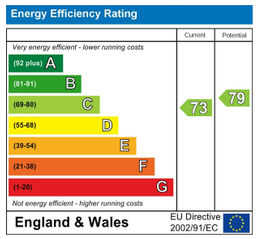


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

72 Sunnydale Park, Ossett, WF5 0RJ

For Sale Freehold £655,000

An exceptional opportunity to acquire this beautifully presented five bedroom detached residence, set in a secluded position and accessed via private electric gates. The property enjoys a sweeping tarmac driveway leading to an attached double garage with electric up and over sectional door, and further off road parking while all interior woodwork has been tastefully finished in Farrow & Ball paint for a contemporary feel.

Upon entering, you are welcomed into a stunning reception hall with a feature staircase rising to the galleried landing. The heart of the home is the impressive open plan living kitchen and dining space, fitted with a bespoke kitchen comprising quartz work surfaces, a central island, and a full range of integrated appliances. Double timber doors open into the spacious sunroom with a log burning stove, overlooking the landscaped rear garden. The ground floor further comprises a generous utility/boot room with bespoke storage, two well proportioned bedrooms, a stylish three piece house bathroom, and a spacious living room complete with feature fireplace. To the first floor, the galleried landing offers a built in seating area and French doors opening onto an elevated balcony with views across the rear garden. From here, there is access to three double bedrooms and a contemporary three piece shower room.

Externally, the property is approached through double electric gates with video intercom system, leading to the driveway and garage. The front elevation features a recessed porch with Indian stone paving, complemented by exterior lighting. To the rear, the enclosed garden is designed for both relaxation and entertaining, boasting a large Indian stone patio ideal for al fresco dining, a meandering slate pathway, railway timber-edged borders, feature pond with waterfall, pebbled seating area, planted borders, fruit trees, and timber fencing.

The property is ideally situated in the sought after village of Ossett, within walking distance of local amenities, schools, and the twice weekly market held on Tuesdays and Fridays. Excellent transport links are nearby, with main bus routes into Wakefield city centre and easy access to the M1 motorway, making this an ideal home for commuters.

ACCOMMODATION

RECEPTION HALL
22'6" x 18'9" (max) x 15'7" (min)
Two frosted UPVC double glazed windows on either side of the entrance door. Staircase to the first floor landing, contemporary radiator, bespoke panelling, dado rail. Doors to the bathroom, utility room, boiler cupboard and bedrooms four and five. There is also an opening into the open plan living kitchen diner. Opening to a separate hallway providing access to the living room.

OPEN PLAN LIVING KITCHEN DINER
22'6" x 18'9" (max) x 15'7" (min) (6.88m x 5.73m (max) x 4.77m (min))
UPVC double glazed French doors with a UPVC double glazed panel window on either side leading into the landscaped garden, with a set of timber double French doors leading into the sunroom, with timber single glazed windows on either side, two contemporary radiators, a TV station with a feature wall, a feature timber clad wall behind, and a floating shelf below, integrated plinth heater. A bespoke kitchen with quartz work surface and tiled splash back above, an integrated NEFF oven and grill with an integrated NEFF microwave oven over, a separate island with integrated storage, ceramic NEFF hob and extractor fan over. Integrated Siemens coffee machine, space for an American style fridge freezer, and set into the actual kitchen itself, a fully porcelain tiled floor within the entire room. Coving to the ceiling, spotlights to the ceiling, breakfast bar seating for three, downlights built into the wall cupboards and an integrated dishwasher.

SUNROOM
12'0" x 14'6" (3.66m x 4.44m)
UPVC double glazed windows floor to ceiling on all sides, UPVC double glazed French doors to the garden, multi fuel cast iron burner on an Indian stone hearth, central heating radiator.

UTILITY ROOM
18'8" x 9'10" (max) x 7'2" (min) (5.71m x 3.02m (max) x 2.20m (min))
Four UPVC double glazed windows (two to the front, one to the side, and one to the rear), contemporary column radiator, coving to the ceiling, and a composite external door leading to the driveway. Fitted with a range of base units and solid wood work surfaces, inset Belfast sink with mixer tap in black, and built in bench seating with storage beneath.

BATHROOM
8'4" x 9'2" (2.56m x 2.80m)
Frosted UPVC double glazed window to the rear, spotlights, central heating radiator, half timber clad walls. Comprising a three piece suite with a freestanding roll top bath with claw feet, freestanding chrome mixer tap and shower attachment, low flush W.C., pedestal wash basin with two taps.

BEDROOM FOUR
8'11" x 9'2" (2.72m x 2.80m)
UPVC double glazed window to the rear, central heating radiator.

BEDROOM FIVE
4'10" x 8'11" (1.49m x 2.72m)
UPVC double glazed window to the front, central heating radiator.

LIVING ROOM
13'5" x 18'9" (4.09m x 5.74m)
UPVC double glazed window to the front, central heating radiator, spotlights, coving to the ceiling, inglenook fireplace with an Indian stone hearth and gas fire with solid wooden mantle.

FIRST FLOOR LANDING
Galleried landing with UPVC double glazed window to the front, UPVC double glazed French doors leading out to an elevated balcony overlooking the landscaped rear garden, a contemporary radiator in dark grey, seating area, inset spotlights to the ceiling, bespoke panelling, timber clad walls with dado rail on top. Four doors providing access to three bedrooms and the stunning house shower room.

BEDROOM TWO
8'11" x 12'3" (2.74m x 3.75m)
Two UPVC double glazed windows to the front and side, central heating radiator.

SHOWER ROOM
5'1" x 12'8" (1.55m x 3.88m)
Timber double glazed Velux style window, timber clad walls, spotlights, contemporary radiator. Comprises a three piece suite with a walk in shower cubicle, solid glass shower screen, mixer shower with rain shower head and shower attachment, wash hand basin with mixer tap built into a vanity unit below, low flush W.C..

BEDROOM ONE
13'5" x 13'0" (max) x 12'2" (min) (4.10m x 3.98m (max) x 3.73m (min))
UPVC double glazed window to the rear, central heating radiator, half timber clad walls with dado rail, a range of fitted wardrobes providing a wealth of storage, and a fitted dressing table with storage below.

BEDROOM THREE
7'3" x 12'3" (2.22m x 3.74m)
UPVC double glazed window to the front, central heating radiator, double fitted wardrobe.

BALCONY
8'2" x 4'2" (2.50m x 1.29m)
Indian stone patio floor with cast iron railings overlooking the landscaped rear garden.

DRIVEWAY & GARAGE
Electric double timber gates providing access into the large sweeping tarmac driveway leading up to an attached double garage with electric up and over door, power, and light within. The driveway continues down the front with low maintenance pebbled planted borders, Indian stone paved pathway leading to the recessed porch. The tarmac driveway continues down the side of the utility with low maintenance pebbled border, timber gate providing access to the landscaped rear garden.

GARDEN
The garden leads onto a large Indian stone paved patio, perfect for entertaining and dining purposes, with an attractive lawn, solid railway sleeper edged borders, and a slate pathway leading to a large slate seating area at the rear with a built in pond with waterfall feature and pebble surround. Timber panelled fences on all three sides make it completely enclosed, with mature trees at the back providing privacy, including an apple tree and a cherry tree. There's a water point connection under the kitchen window and a paved pathway leading through a timber gate accessing the rear of the house. At the front, there's a video intercom call unit to the reception hall, and to the left of the garage there's a pebbled area currently utilised for bins.

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.

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.