Richard Kendall Estate Agent

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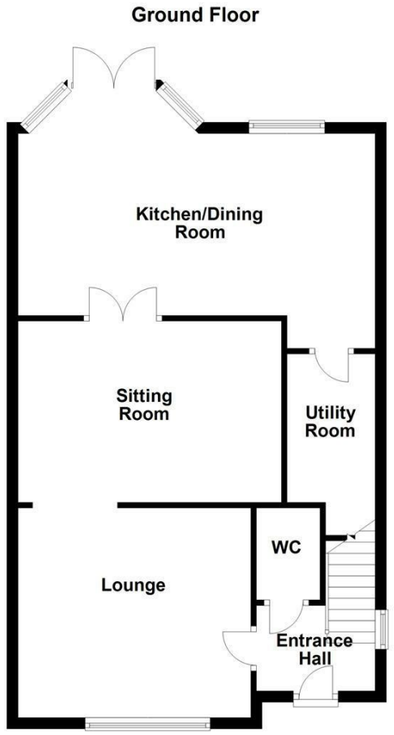
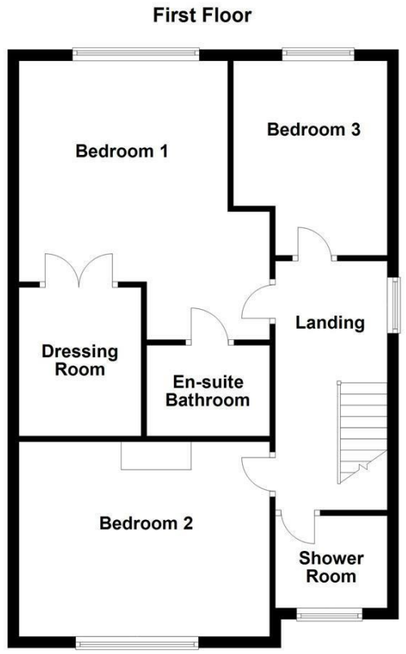




20 Kingsway Close, Ossett, WF5 8DZ

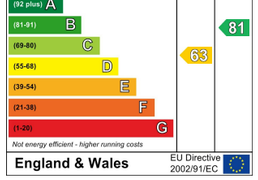
For Sale Freehold £310,000

Deceptively spacious from the front is this extended three bedroom semi detached property benefitting from well proportioned bedrooms, ample reception space and an attractive enclosed rear garden.

The property briefly comprises of the entrance hall, downstairs w.c., lounge, sitting room, kitchen/dining room and separate utility room. The first floor landing leads to three well proportioned bedrooms (main bedroom with en suite and dressing room) and house shower room. Outside to the front is a pebbled garden and driveway running down the side of the property leading to the single detached garage. To the rear is an enclosed garden, mainly pebbled with patio area, perfect for outdoor dining.

The property is situated within easy reach of the broad range of shops and schools offered by Ossett town centre and is within very easy reach of the M1 motorway network, perfect for those looking to travel 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, stairs to the first floor landing, central heating radiator, UPVC double glazed window to the side, doors to the lounge and downstairs w.c.

W.C.
3'6" x 5'9" (1.07m x 1.76m)
Spotlights, coving to the ceiling, low flush w.c., ceramic wash basin with mixer tap and extractor fan.

LOUNGE
10'11" x 15'1" (max) x 13'10" (min) (3.33m x 4.6m (max) x 4.22m (min))
An opening to the sitting room, UPVC double glazed bow window to the front, fitted storage units, central heating radiator, coving to the ceiling and ceiling rose. Gas fireplace with marble hearth, surround and ornate mantle.

SITTING ROOM
14'9" x 10'9" (4.52m x 3.3m)
Set of double doors through to the kitchen/dining room, central heating radiator, coving to the ceiling and ceiling rose.

KITCHEN/DINING ROOM
21'10" x 11'0" (max) x 5'5" (min) (6.67m x 3.36m (max) x 1.67m (min))
Range of wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap and tiled splash back. Space for a gas cooker, extractor hood, integrated dishwasher and integrated fridge/freezer. Set of UPVC double glazed French doors to the rear garden and UPVC double glazed window to the rear. Coving to the ceiling, spotlights, central heating radiator and door to the utility.

UTILITY
6'11" x 8'3" (max) x 5'0" (min) (2.12m x 2.52m (max) x 1.54m (min))
Range of wall and base units with laminate work surface over, space and plumbing for a washing machine and Ideal boiler.

FIRST FLOOR LANDING
UPVC double glazed window to the side, coving to the ceiling, ceiling rose, loft access and doors to three bedrooms and house shower room.

BEDROOM ONE
14'5" x 14'11" (max) x5'1" (min) (4.4m x 4.57m (max) x1.55m (min))
Coving to the ceiling, ceiling rose, central heating radiator, UPVC double glazed window to the rear, doors to the en suite bathroom and dressing room.

EN SUITE BATHROOM/W.C.
5'3" x 7'10" (1.61m x 2.41m)
Three piece suite comprising low flush w.c., ceramic wash basin with mixer tap and panelled bath with mixer tap and shower head attachment. Spotlights and fully tiled.

DRESSING ROOM
9'1" x 6'6" (2.78m x 2.0m)
Spotlights, fitted shelving and drawers.

BEDROOM TWO
14'10" x 11'0" (max) x 9'3" (min) (4.53m x 3.36m (max) x 2.83m (min))
UPVC double glazed window to the front, fitted wardrobes and central heating radiator.

BEDROOM THREE
8'9" x 11'7" (max) x 9'4" (min) (2.68m x 3.54m (max) x 2.86m (min))
UPVC double glazed window to the rear, central heating radiator and fitted wardrobes.

SHOWER ROOM/W.C.
6'9" x 5'4" (2.07m x 1.65m)
Three piece suite comprising low flush w.c., ceramic wash basin with mixer tap and shower cubicle with shower head attachment and shower screen. UPVC double glazed frosted window to front, chrome ladder style radiator, spotlights and fully tiled.

OUTSIDE
To the front is a pebbled garden incorporating mature shrubs and a driveway providing off road parking leading to the single detached garage with manual up and over door. To the rear is a low maintenance pebbled garden with mature trees and shrubs incorporating a paved patio area, perfect for outdoor dining and entertaining, fully enclosed by walls and timber fencing.

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.