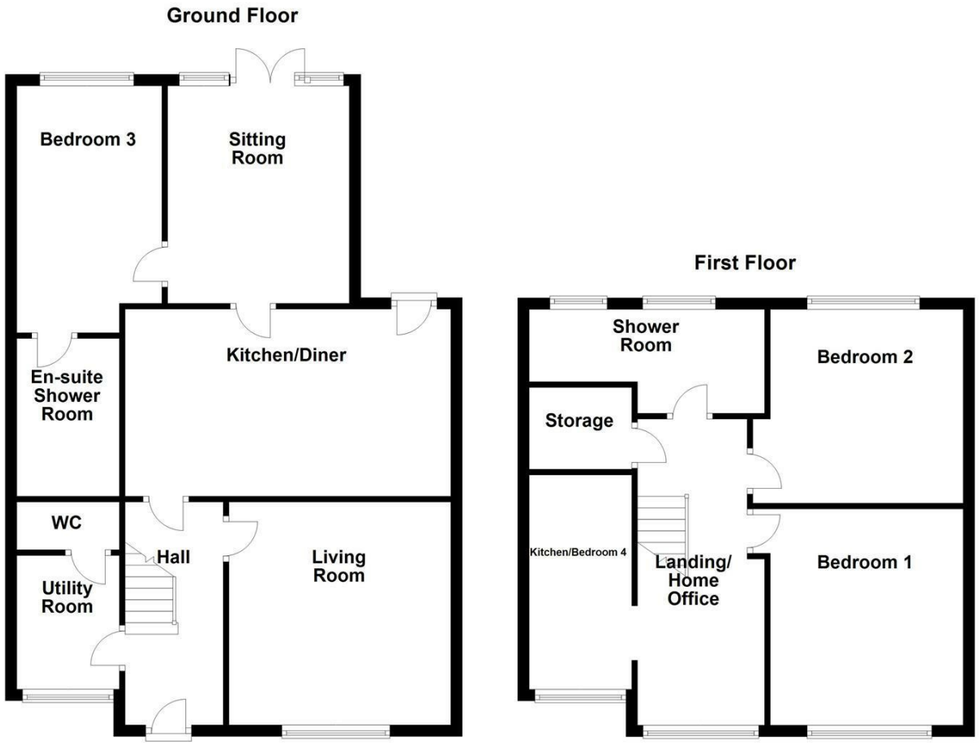
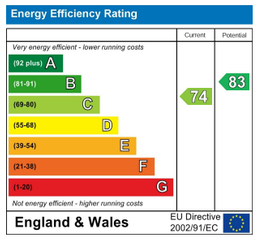


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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 www.mortgagesolutionsofwakefield.co.uk
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 339572,
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

27 Sunnydale Park, Ossett, WF5 0RJ

For Sale Freehold £295,000

Superbly appointed throughout and enjoying a two storey extension to the side and a single storey extension to the rear is this fantastic four bedroom semi detached family home, which provides multi functional living and is close to all local shops and amenities.

Benefiting from UPVC double glazing and gas central heating, the accommodation fully comprises of entrance hallway, utility room, downstairs w.c., living room, modern fitted kitchen diner, extended sitting room, guest bedroom complete with en suite shower room/w.c. To the first floor there is access to three further bedrooms (one which is currently used as a second kitchen area) and a family shower/wet room. The landing area provides office space. Externally the property has easy to maintain rear garden with patio seating area with space for storage shed. Ample off road parking to the front.

Tucked away in a cul-de-sac location in this sought after part of Ossett, the property is well placed for local amenities including shops and good schools, local bus routes are nearby providing access to both Wakefield and Leeds. The motorway is a short drive away looking for those looking to commute further afield for work.

Available with no chain involved, this property would make a superb family home and a viewing is highly recommended to truly appreciate everything that it has to offer.

ACCOMMODATION

ENTRANCE HALLWAY
Composite front entrance door, stairs to the first floor landing, central heating radiator, Karndean flooring. Access to the kitchen diner, utility room and living room.

LIVING ROOM
12'9" x 12'8" (3.90m x 3.87m)
UPVC double glazed window to the front, central heating radiator, electric fireplace.

UTILITY ROOM
5'11" x 7'9" (1.81m x 2.38m)
UPVC double glazed frosted window to the front, Karndean flooring, central heating radiator, fitted wall and base units with laminate work surface over incorporating stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer, space for fridge and freezer. Access to the downstairs w.c.

DOWNSTAIRS W.C.
2'7" x 5'1" (0.80m x 1.57m)
Low flush w.c., wash hand basin with tiled splashback, Karndean flooring and central radiator.

KITCHEN DINER
18'6" x 10'8" (5.65m x 3.26m)
A superb and open plan modern kitchen with a range of quality fitted modern wall and base units with complementary work surface over incorporating Villeroy and Boch ceramic sink and drainer with mixer tap, integrated fridge, integrated Bosch double oven and grill, integrated Bosch combi microwave, further integral fridge, underplinth lighting, Karndean flooring, part tiled walls, central heating radiator, UPVC double glazed door to the rear and a door leading to the to extended sitting room.

SITTING ROOM
12'9" x 10'3" (3.91m x 3.14m)
UPVC double glazed window to the rear with windows to either side of the UPVC French doors, Karndean flooring, underfloor heating and door to the guest bedroom.

GUEST BEDROOM
14'1" x 8'3" (4.30m x 2.52m)
UPVC double glazed window to the rear, Karndean flooring with under floor heating, fitted wardrobes with sliding doors to one wall. Door to the en suite wet room/w.c.

WET ROOM/W.C.
9'0" x 5'10" (2.76m x 1.79m)
Low flush w.c., vanity wash hand unit with storage cabinets to either side, walk in double shower with feature mixer shower, heated chrome towel radiator, fully tiled walls and floor with under floor heating.

FIRST FLOOR LANDING
7'3" x 17'6" (2.22 x 5.34)
UPVC double glazed window to the front. The landing is currently used to the front as an home office and provides access to built in storage, three bedrooms and family bathroom/w.c.

BEDROOM ONE
14'0" x 12'6" (4.29m x 3.83m)
UPVC double glazed window to the front, two radiators, feature exposed brick chimney breast with open feature fireplace.

BEDROOM TWO
12'6" x 8'11" (3.82m x 2.74m)
UPVC double glazed window to the rear, central heating radiator and built in cupboard space.

KITCHEN (BEDROOM THREE)
5'8" x 12'3" (1.75m x 3.74m)
Bedroom three is currently used as a kitchen but could easily be converted back to a bedroom. With fitted wall and base units with wood block work surface over incorporating 1 1/2 stainless steel sink and drainer with mixer tap, plumbing for automatic washing machine, space for cooker, integral fridge freezer, UPVC double glazed window to the front.

SHOWER ROOM/W.C.
5'5" x 12'8" (1.66m x 3.88m)
Two UPVC double glazed frosted windows to the rear, a contemporary wet room with walk in shower areas with mixer shower and fully Mosaic tiled floor, fully tiled walls and floor with under floor heating, low flush w.c., pedestal wash basin, recessed ceiling spotlights, slate tiled floor and heated chrome towel radiator.

OUTSIDE
To the rear the property has an attractive rear garden incorporates flagged patio seating area ideal for entertaining purposes, space for two garden sheds perfect for storage purposes. Indian stone and pebbled areas. There is a low maintenance block paved garden to the front providing ample off street parking for three-four vehicles. Outside rear lighting.

COUNCIL TAX BAND
The council tax band for this property is C

EPC RATING
To view the full Energy Performance Certificate please call into one of our five local offices.

VIEWINGS
To view please contact our Ossett office and they will only be too pleased to arrange a suitable appointment.

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.