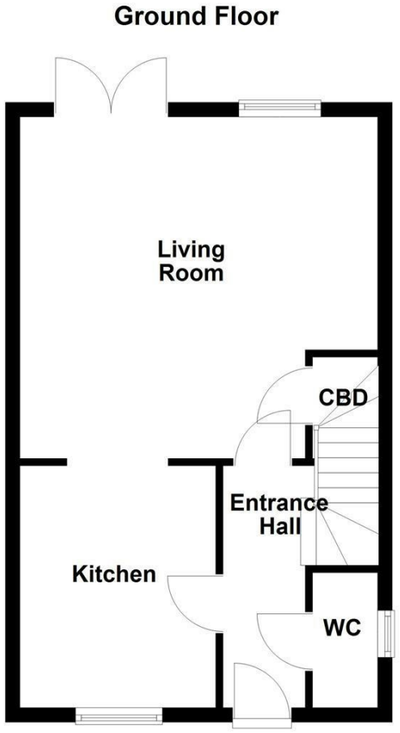
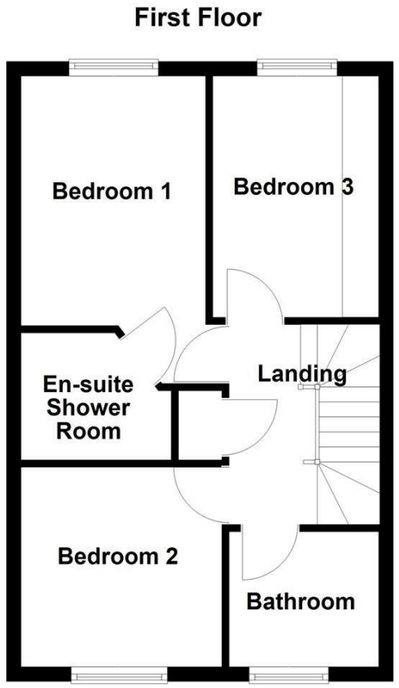
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





9 Kendall Court, Ossett, WF5 9FE

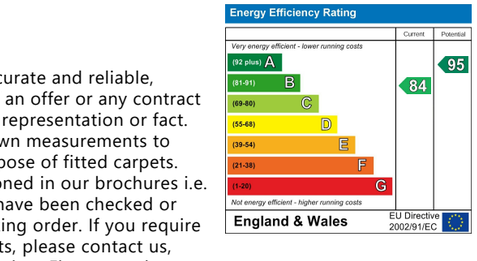
For Sale Freehold £295,000

A fantastic opportunity to purchase this three bedroom semi detached house located on this modern and attractive development. Benefitting from ample off road parking, a modern fitted kitchen and spacious rear garden with summer house, this property is certainly not one to be missed.

The property briefly comprises of the entrance hall, with stairs to the first floor landing and three doors off to the modern fitted kitchen dining room, the downstairs W.C., and the spacious living room to complete the accommodation on the ground floor. Upstairs, to the first floor landing there is access to three bedrooms and the house bathroom. Bedroom one benefitting from a en suite shower room. Outside, to the front, a large tarmacadam driveway offers ample off road parking and extends down the side of the property alongside a paved path leading to a timber gate with access to the rear garden. The rear features a paved path and patio ideal for outdoor dining, a spacious lawned garden enclosed by timber fencing, and a large timber summer house at the end of the garden.

Situated in this prime part of Ossett the property is well placed to local amenities including shops and schools, local bus routes are nearby and Ossett town centre boasts a twice weekly market along with good access to the motorway network.

An ideal for the professional couple or families alike looking to gain access onto the property market. An early viewing comes highly recommended to avoid any level of disappointment.



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
Composite front entrance door into the entrance hall. Central heating radiator, stairs to the first floor landing. Doors to the kitchen, living room and downstairs W.C..

DOWNSTAIRS W.C.
6'0" x 2'10" (1.83m x 0.88m)
Frosted UPVC double glazed window to the side, central heating radiator, tiled walls and floor. Low flush W.C., hand wash basin with mixer tap.

KITCHEN
8'10" x 10'5" (2.70m x 3.2m)
UPVC double glazed window to the front, spotlights, downlights, tiled floor, opening into the living room. A range of wall and base units with quartz worksurfaces, quartz upstanding and a quartz windowsill, 1 1/2 sink with drainer into the worksurface and a mixer tap, integrated oven and grill, four ring induction hob, glass splashback and extractor fan over, integrated fridge, integrated freezer, integrated dishwasher, integrated washing machine and dryer.

LIVING ROOM
15'6" x 16'4" (max) x 12'9" (min) (4.73m x 5.0m (max) x 3.91m (min))
UPVC double glazed French doors to the rear, UPVC double glazed window to the rear, tiled floor, door into the understairs storage cupboard.

FIRST FLOOR LANDING
Loft access, doors to three bedrooms, the house bathroom and the boiler cupboard.

BEDROOM ONE
8'3" x 13'10" (max) x 11'3" (min) (2.54m x 4.23m (max) x 3.44m (min))
UPVC double glazed window to the front, door into the en suite shower room, central heating radiator, half timber feature wall with dado rail.

EN SUITE SHOWER ROOM
5'8" x 6'5" (1.74m x 1.97m)
Ladder style central heating radiator, spotlights, extractor fan. Comprising of a three piece suite with a low flush W.C., wash basin with mixer tap, enclosed shower cubicle with bi folding glass doors, mixer shower and fully tiled walls.

BEDROOM TWO
8'11" x 9'4" (2.74m x 2.85m)
UPVC double glazed window to the front, half cladding feature wall with dado rail, central heating radiator.

BEDROOM THREE
10'8" x 7'9" (max) x 5'9" (min) (3.27m x 2.38m (max) x 1.77m (min))
UPVC double glazed window to the rear, range of fitted wardrobes to one wall, central heating radiator.

BATHROOM
6'0" x 7'1" (1.85m x 2.17m)
Frosted UPVC double glazed window to the front, ladder style central heating radiator, spotlights, extractor fan. Comprising of a three piece suite with a low flush W.C, wash basin with mixer tap, panelled bath with mixer tap.

OUTSIDE
To the front of the property there is a large tarmacadam driveway providing ample off road parking which also runs down the side of the property alongside a paved pathway to a timber gate providing access to the rear garden. To the rear of the property there is a paved pathway running alongside the house to a paved patio area, perfect for outdoor dining and entertaining purposes, an attractive lawned garden being the majority of the garden with timber fencing enclosing the garden and a large timber summer house at the back of the garden.

SUMMER HOUSE
21'1" x 9'3" (6.45m x 2.83m)
Sliding UPVC double glazed patio doors into the summer house, two UPVC double glazed windows with privacy glass, power, lights, timber clad walls, timber clad ceiling, laminate flooring, fully insulated to the sides, roof and floor. Currently utilised as a home gym and a snug.

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.

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.