



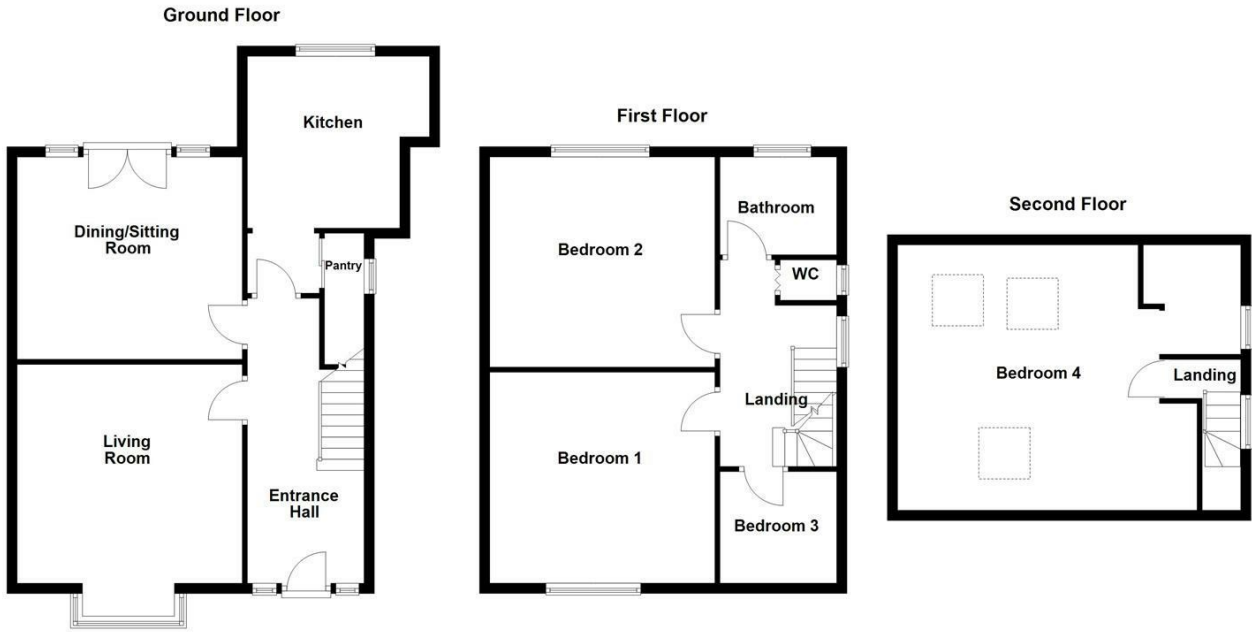
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01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

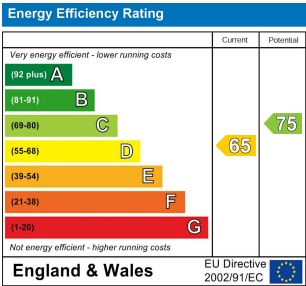


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



12 Sowood View, Ossett, WF5 0LG

For Sale Freehold £325,000

Deceptive from the front is this substantial and extended four bedroom semi detached home with accommodation spread over three levels. Benefitting from UPVC double glazed windows and gas central heating.

The property briefly comprises of a entrance hallway, living room, dining/ sitting room, kitchen with sliding door into pantry. To the first floor there are three bedrooms, two of which are large doubles and fitted wardrobes, and a main house bathroom with a separate W.C.. To the second floor there is a fourth bedroom with ample storage space and Velux windows. To the front of the property is a low maintenance garden with gated access to the driveway providing off street parking and leading to a generous sized detached garage with manual up and over door. To the rear is an attractive lawned garden incorporating patio areas ideal for outdoor entertaining purposes.

Situated in the popular town of Ossett, the property is well placed to local amenities including shops and good schools with many local bus routes nearby and a market twice a week. There is also good access to the national motorway network from junction 40.

A fantastic home that deserves an early viewing to fully appreciate the accommodation on offer and to avoid any level of disappointment.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed entrance door into entrance hall with UPVC double glazed panels either side, dado rail, central heating radiator. Stairs to first floor landing, doors into the living room, dining/ sitting room and kitchen. Cloaks cupboard.

LIVING ROOM

17'1" x 13'11" [inches - 674'2" x 550'2"] [5.22m x 4.26m [inches - 205.5 x 167.7]]
Gas fire with marble hearth and feature wood surround, picture rail, UPVC double glazed bay window to the front, central heating radiator.



DINING/SITTING ROOM

13'4" x 14'0" [inches - 526'10" x 551'6"] [4.08m x 4.27m [inches - 160.6 x 168.1]]
Cast iron gas fire with detailed inset tiles and granite hearth with

wood surround. Picture rail, radiator, UPVC double glazed French doors with window panels to either side to the rear, serving hatch into the kitchen, central heating radiator.

KITCHEN

11'8" x 10'11" [inches - 674'2" x 462'7"] [3.58m x 3.34m [inches - 205.5 x 141]]
Archway from entrance hall into kitchen. Sliding door into pantry/ storage cupboard with UPVC double glazed frosted window to the side. A range of wall and base units with worksurface over incorporating 1 1/2 stainless steel sink and drainer with mixer taps. Space for fridge and freezer, space for cooker, plumbing for washer, space for dishwasher. UPVC double glazed window to the rear, UPVC double glazed door to the side, splashback tiles to the walls. Breakfast island bar with worksurface over and base units. Serving hatch into dining/ sitting room, central heating radiator.

FIRST FLOOR LANDING

UPVC double glazed window to the side, dado rail. Doors to three bedrooms, a bathroom and the separate toilet. Staircase to second floor.

BEDROOM ONE

14'0" x 14'0" [max] [inches - 552'9" x 554'1"] [4.28m x 4.29m [max] [inches - 168.5 x 168.9]]
UPVC double glazed window to the front, central heating radiator, picture rail, original fireplace surround, built in wardrobe and cupboard space, chimney breast.



BEDROOM TWO

13'1" x 14'1" [inches - 515'5" x 555'5"] [3.99m x 4.30m [inches - 157.1 x 169.3]]
UPVC double glazed window to the rear, original fireplace surround, built in wardrobe and cupboard space to one wall.

BEDROOM THREE

7'6" x 7'1" [inches - 296'10" x 281'5"] [2.30m x 2.18m [inches - 90.5 x 85.8]]
UPVC double glazed window to the front, central heating radiator.

BATHROOM

7'5" x 6'2" [inches - 294'7" x 245'4"] [2.28m x 1.90m [inches - 89.8 x 74.8]]
Pedestal wash basin, shaped panel bath with shower over. Part tiled walls, central heating radiator, tile effect floor. UPVC double glazed window to the rear.



W.C.

Fold in door into separate W.C., UPVC double glazed window to the side. Low flush W.C..

SECOND FLOOR LANDING

UPVC double glazed window to the side. Door into bedroom four.

BEDROOM FOUR

15'8" x 17'0" [inches - 620'0" x 670'3"] [4.80m x 5.19m [inches - 189 x 204.3]]
Sloping roof to either side, one double glazed timber framed Velux window to the front and two to the rear, built in wardrobe space to one side. Access into the eaves, two central heating radiators.



OUTSIDE

An attractive lawned garden with plants and shrubs incorporating stone paved patio area, timber framed shed, concrete detached garage [2.83m x 6.08m] with up and over door. To the side of the property there is a driveway providing off street parking which leads up to the garage. To the front of the property there is a small low maintenance pebbled garden and a gate and pathway to the front door.



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.