



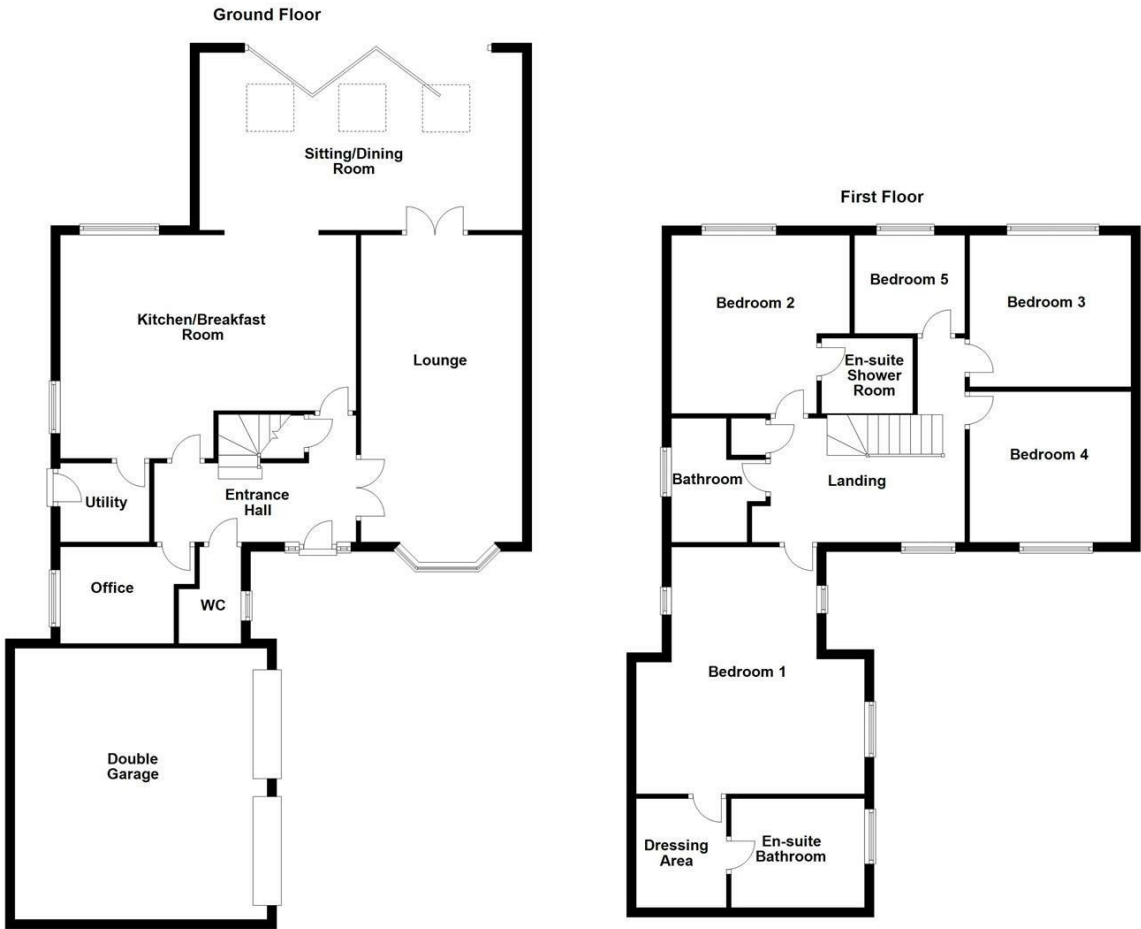
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Church View, 5 Constable Drive, Ossett, WF5 8DH

For Sale Freehold £650,000

Superbly appointed throughout is this beautifully presented and five bedroom executive detached home benefitting from contemporary kitchen/breakfast room, double garage and attractive rear garden.

With brand new UPVC double glazed windows, gas central heating and CCTV, the property fully comprises entrance hall, downstairs w.c., office, kitchen/breakfast room, utility room, lounge and sitting/family room. The first floor gallery landing leads to the five bedrooms, four of which are well proportioned doubles and two having en-suite bathrooms. The main bedroom boasts a walk-in dressing area and en- suite bathroom with both a bath and walk in shower. Outside there is a driveway to the front providing off street parking with electric car charging port leading to double garage with twin up and over doors. There are attractive lawned gardens to the side and rear of the property, incorporating paved patio area with plants, trees and shrubs bordering.

Situated in a prime part of Ossett, the property is well placed to local amenities including shops and good schools, with local bus routes nearby and Ossetts twice weekly market. The M1 motorway network is only a short drive away, perfect for the commuter looking to travel further afield.

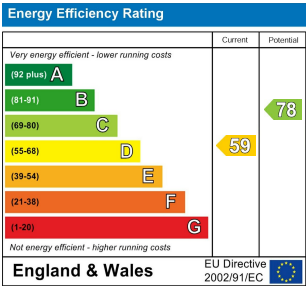
Simply a fantastic home, ideal for the growing family which truly deserves an early viewing to appreciate the accommodation on offer and to avoid disappointment.

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

Understairs storage, fitted karndeian flooring, French doors into lounge, stairs to the first floor landing, coving to the ceiling, recess LED ceiling spotlights, radiator and door to downstairs w.c.

W.C.

Radiator, fully tiled floor, part tiled walls, wash basin with cupboard space and UPVC double glazed frosted window to the side.

OFFICE

6'9" x 9'4" [2.07m x 2.87m]
UPVC double glazed window to the side, radiator, fitted work station area with work surface over drawer and base units with fitted cupboard.

LOUNGE

23'5" x 11'3" [7.14m x 3.43m]
UPVC double glazed walk in bay window with built in shutters to the front, feature stunning contemporary limestone fire surround, two radiators, French doors into extended sitting/dining room and coving to the ceiling.



KITCHEN/BREAKFAST ROOM

20'8" x 12'2" (min) x 15'5" (max) [6.32m x 3.71m (min) x 4.72m (max)]
Contemporary portrait radiator, bespoke fitted two tone soft close wall and base units with feature quartz work surface over and quartz upstands incorporating Belfast sink, integrated

dishwasher, space for an American style fridge/freezer with two pull out larder units, drawers down the base units, space for feature Range cooker with Rangemaster stainless steel filter hood above with tiled splash back. UPVC double glazed windows to the rear and side, integrated pull out spice rack, karndeian flooring throughout, recess LED ceiling spotlights, integrated audio system and radiator. Breakfast island bar with quartz work surface over base unit and squared archway into extended sitting/dining room. Door to utility room.



UTILITY

5'4" x 6'10" [1.65m x 2.10m]
Wall units with quartz work surface over and quartz upstands, fitted cupboard, plumbing for a washing machine and space for a dryer. Karndeian flooring and radiator. Door to the side.

SITTING/DINING ROOM

11'9" x 22'10" [3.60m x 6.96m]
Three UPVC double glazed skylights and feature aluminium bi-folding doors, two radiators, karndeian flooring and LED ceiling spotlights.



FIRST FLOOR LANDING

Loft access, UPVC double glazed window to the front, doors to airing cupboard, five bedrooms and the bathroom.

BEDROOM ONE

16'9" x 9'4" (min) x 13'8" (max) [5.12m x 2.86m (min) x 4.18m (max)]
UPVC double glazed windows to the front and rear with fitted shutters, loft access, three radiators, Hammonds built in wardrobes on one side of the wall and door to walk in dressing room.



DRESSING ROOM

7'7" x 4'3" [2.32m x 1.30m]
Two double built in Hammonds wardrobes, porcelain tiled floor, inset spotlights to the ceiling and radiator. Door to en suite bathroom.

EN SUITE BATHROOM/W.C.

9'1" x 6'11" [2.79m x 2.12m]
Four piece suite comprising low flush w.c., freestanding bath with mixer tap, wall hung wash basin with mixer tap, circular vanity mirror with built in LED lighting over and large walk in shower cubicle with solid glass shower screen, rain shower head and pull out shower attachment. Fully porcelain tiled floor, fully tiled walls, inset spotlights to the ceiling, UPVC double glazed frosted window to the front, ladder style radiator and shaver socket point.



BEDROOM TWO

12'3" x 10'8" [3.75m x 3.26m]
UPVC double glazed window to the rear, radiator and door to en suite shower room.



EN SUITE SHOWER ROOM/W.C.

5'2" x 6'7" (max) [1.60m x 2.01m (max)]
Shower cubicle with mixer tap, low flush w.c., wash basin with vanity cupboards and contemporary taps, fully tiled floor, heated chrome towel radiator and fully tiled walls.

BEDROOM THREE

11'4" x 10'5" [3.46m x 3.18m]
UPVC double glazed window to the front, radiator and fitted wardrobes with sliding doors to one side of the wall.

BEDROOM FOUR

10'5" x 11'4" [3.20m x 3.47m]
UPVC double glazed window to the rear, radiator and fitted wardrobes with sliding doors to one side of the wall.

BEDROOM FIVE

6'8" x 7'5" [2.05m x 2.28m]
UPVC double glazed window to the rear and radiator.

BATHROOM/W.C.

8'6" x 5'6" (max) [2.6 x 1.7 (max)]
Low flush w.c., panelled bath with mixer shower over, wash basin with vanity drawers under, fully tiled walls and floor and UPVC double glazed frosted window the side.

OUTSIDE

Large tarmacadam driveway with block edging providing off street parking to the front with electric car charging port leading to the double garage with twin up and over doors. To the rear is a lawned garden plants and shrubs bordering and a paved patio area.



COUNCIL TAX BAND

The council tax band for this property is F.

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.