WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

8 Maple Court, Ossett, WF5 0DP

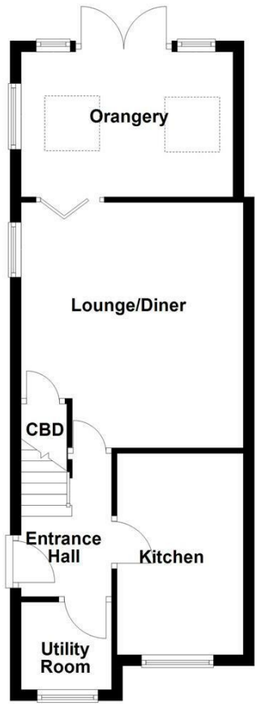
For Sale Freehold £275,000

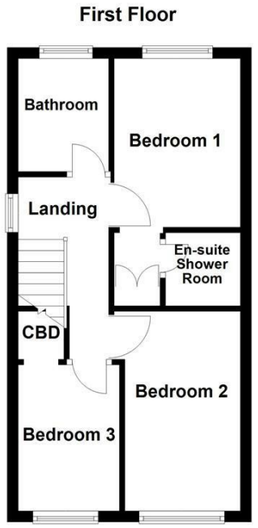
Situated on this select cul-de-sac development is this superbly appointed and extended three bedroom semi detached family home benefitting from UPVC double glazing and gas central heating.

The property briefly comprises of the entrance hall, utility room, modern kitchen dining room, lounge dining room with access to a storage cupboard and an orangery to complete the accommodation on the ground floor. Upstairs to the first floor landing there is access to three good sized bedrooms and the house bathroom. Bedroom one benefitting from a dressing area with fitted wardrobes and an en suite shower room. Outside to the front of the property there is a lawned area, paved pathway to the entrance door and a driveway down the side providing off road parking and leading to a single detached garage with a manual up and over door. To the rear of the property is an attractive lawned garden incorporating a flagged patio area, plants and shrubs surrounding.

The property is well placed to local amenities including shops and good schools with local bus routes nearby and Ossett's twice weekly market. There is good access to the M1 motorway network.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing is highly recommended.



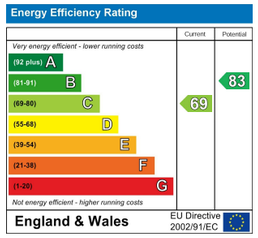


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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
Composite entrance door into entrance hall. Central heating radiator, stairs to first floor landing, coving to the ceiling. Doors to the lounge/dining room, kitchen and utility room.

UTILITY ROOM
5'9" x 6'6" (1.77m x 1.99m)
UPVC double glazed window to the front. Modern fitted wall and base units with worksurface over incorporating stainless steel sink and drainer with mixer taps, plumbing for washer, space for freezer.

KITCHEN
12'5" x 7'11" (3.81m x 2.43m)
UPVC double glazed window to the front, spotlights, central heating radiator. A range of contemporary wall and base units with matching laminate worksurface over, stainless steel sink and drainer with mixer taps, integrated grill and double oven, space for slimline dishwasher, space for fridge and freezer.

LOUNGE/DINING ROOM
13'1" x 11'9" (min) x 14'10" (max) (4.0m x 3.59m (min) x 4.53m (max))
UPVC double glazed window to the side, UPVC double glazed bi-folding doors into orangery, gas fireplace with marble back hearth and modern surround, coving to the ceiling, door to understairs cloaks cupboard, central heating radiator.

ORANGERY
9'5" x 12'11" (2.88m x 3.96m)
UPVC double glazed French doors to the rear with UPVC double glazed windows either side, two UPVC double glazed Velux windows, central heating radiator, spotlights.

FIRST FLOOR LANDING
UPVC double glazed window to the side, loft access, coving to the ceiling, central heating radiator. Doors to three bedrooms and the house bathroom.

BEDROOM ONE
8'9" x 10'3" (2.67m x 3.13m)
UPVC double glazed window to the rear, central heating radiator, archway into dressing area (0.97m x 0.99m) which then has a door to en suite shower room.

EN SUITE SHOWER ROOM
5'2" x 5'1" (1.58m x 1.56m)
Fully tiled walls, heated chrome towel radiator, spotlights. Low flush W.C., pedestal wash basin, corner shower cubicle with mixer shower.

BEDROOM TWO
9'9" x 8'9" (max) x 7'8" (min) (2.98m x 2.68m (max) x 2.35m (min))
UPVC double glazed window to the front, central heating radiator.

BEDROOM THREE
6'10" x 6'9" x (min) x 7'9" (max) (2.10m x 2.06m x (min) x 2.37m (max))
UPVC double glazed window to the front, central heating radiator, storage cupboard over the bulkhead of the stairs.

BATHROOM
6'6" x 5'11" (2.0m x 1.82m)
Frosted UPVC double glazed window, heated chrome towel radiator, part tiled walls. Low flush W.C., pedestal wash basin, panelled bath with mixer shower over.

OUTSIDE
To the front of the property there is a lawned garden and a driveway providing off street parking and leading to a brick built detached garage (2.63m x 5.12m) with an up and over door. To the rear of the property is an attractive lawned garden incorporating a flagged patio area, plants and shrubs surrounding.

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.