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Church View Cottage, 3 Vicar Lane, Ossett, WF5 0BE

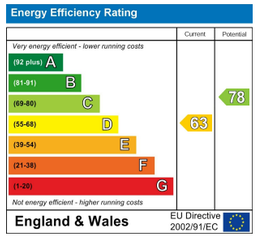
For Sale Freehold £699,950

Situated on the well regarded Vicar Lane in the sought after town of Ossett, is this delightful stone detached cottage property over 150 years old, retaining many characterful features such as mullion stone windows, together with a sympathetic and substantial extension in addition which blends a mixture of modern and traditional features throughout. Boasting ample reception space, tasteful décor, and a stunning landscaped front garden, this property is ideal for growing families and must be viewed to be fully appreciated.

The property briefly comprises an inviting entrance hall providing access to a useful utility/boot room, a downstairs WC, and a spacious dining sitting room, which in turn leads through to the bespoke kitchen breakfast room. The kitchen is thoughtfully designed and also provides access to the cellar, which includes a separate wine storage area, as well as access to the front of the property and an additional inner hallway. From this hallway, stairs rise to the first floor and there is access to a well appointed lounge. To the first floor, the landing provides access to a loft room and a useful storage cupboard, along with four well proportioned bedrooms. The principal bedroom benefits from an en suite shower room, while the remaining bedrooms are served by the house bathroom. Externally, the property enjoys a beautifully maintained front garden, featuring generous lawns, mature shrubs, and well stocked borders. A cobbled stone driveway provides off road parking for up to three vehicles and is accessed via timber double gates. There is also a paved and artificial lawn seating area, ideal for outdoor dining and entertaining, all fully enclosed by stone walling and fencing, perfect for children and pets. A stone pathway leads around to the rear of the property, where there is a low maintenance pebbled area suitable for bin storage or outbuildings, also enclosed for privacy.

Ossett is a highly desirable location, with Vicar Lane particularly well placed for access to a range of local amenities, including shops, schools, and popular public houses, all within walking distance. The town centre is nearby, and excellent transport links are available, with local bus routes and easy access to train stations in both Wakefield and Dewsbury, providing connections to Leeds, Manchester, and London. The M1 motorway network is also just a short drive away, making it ideal for commuters. Ossett is also well known for its bi weekly markets, adding to its appeal as a thriving and convenient place to live.

An early internal viewing is highly recommended to fully appreciate all that this exceptional home has to offer.



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
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*your home may be repossessed if you do not keep up repayments on your mortgage

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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
5'10" x 13'9" (1.80m x 4.20m)
Accessed via a timber framed front door, with decorative wall panelling, spotlights to the ceiling, and a central heating radiator. Doors lead to the utility/boot room, downstairs WC, and dining sitting room.

DOWNSTAIRS W.C.
4'4" x 5'10" (1.33m x 1.80m)
Fitted with a low flush WC and a ceramic wash basin set within a storage unit, complemented by decorative wall panelling, spotlights, and a central heating radiator, along with a frosted timber-framed double glazed window to the rear.

UTILITY/BOOT ROOM
9'11" x 9'0" (3.03m x 2.75m)
Well equipped with a range of shaker style wall and base units, oak work surfaces, shelving, and a large inset stainless steel sink with mixer tap. There is space and plumbing for a washing machine and tumble dryer, as well as a fitted bench seat with storage beneath.

DINING/SITTING ROOM
9'4" x 18'8" (2.85m x 5.70m)
Featuring two column style radiators, spotlights to the ceiling, and timber framed double glazed windows to the front, with an open plan layout leading into the kitchen breakfast room.

KITCHEN/BREAKFAST ROOM
15'7" x 18'2" (4.75m x 5.56m)
Beautifully appointed with a bespoke hand crafted range of shaker style units by Ashmore & Spencer, complemented by quartz work surfaces. Features include a central island with breakfast bar, a 1 1/2 inset stainless steel sink, integrated double oven and microwave, dishwasher, and space for an American-style fridge freezer, as well as a five ring induction hob with extractor hood. The room benefits from timber framed double glazed windows and French doors to the front, along with spotlights and a central heating radiator, and provides access to the cellar and an additional hallway.

CELLAR
10'6" x 6'1" (max) x 3'0" (min) (3.22m x 1.87m (max) x 0.93m (min))
Accessed from the kitchen breakfast room, featuring stone surround walls with partial tiling, along with power and lighting. An opening leads through to a separate wine cellar.

WINE CELLAR
6'3" x 10'6" (1.93m x 3.22m)
Also stone built, ideal for wine storage or additional use.

FURTHER HALLWAY
Access to the lounge and the first floor landing.

LOUNGE
15'7" x 12'1" (4.75m x 3.70m)
A cosy yet spacious room with timber framed double glazed windows to the front, a multi-fuel burning stove with limestone hearth and surround, a column central heating radiator and bespoke fitted shelving within the alcoves.

FIRST FLOOR LANDING
To the first floor, the landing features spotlights, five timber framed double glazed windows to the rear, two central heating radiators, loft access via a pull down ladder, and a double door storage cupboard, with access to all bedrooms and the house bathroom.

BEDROOM ONE
14'9" x 15'7" (4.50m x 4.75m)
A generous principal bedroom with decorative wall panelling, two timber framed double glazed windows to the front, a central heating radiator, and access to the en suite shower room.

EN SUITE SHOWER ROOM
4'11" x 9'8" (1.50m x 2.95m)
Finished to a high standard, comprising a walk in wet room style shower, concealed cistern WC, and a floating wash basin with storage below. Additional features include full tiling, an LED mirror with Bluetooth and demisting function, extractor fan, spotlights, and an anthracite heated towel rail. Underfloor heating is also installed.

BEDROOM TWO
15'5" x 12'3" (max) x 11'10" (min) (4.70m x 3.75m (max) x 3.63m (min))
Featuring a timber framed double glazed window to the front and a central heating radiator.

BEDROOM THREE
10'2" x 12'8" (3.10m x 3.88m)
Benefiting from two timber framed double glazed windows, one to the side and one to the rear, along with a central heating radiator.

BEDROOM FOUR
11'8" x 10'4" (max) x 8'9" (min) (3.56m x 3.17m (max) x 2.67m (min))
Includes a timber framed double glazed window to the front, central heating radiator, loft access, and access to a walk in wardrobe/storage cupboard.

WALK IN WARDROBE
3'5" x 3'3" (1.05m x 1.0m)

BATHROOM
7'4" x 9'10" (max) x 7'2" (min) (2.25m x 3.02m (max) x 2.20m (min))
Fitted with a contemporary suite including a panelled bath, separate shower cubicle with overhead shower, concealed cistern WC, and a wash basin set within a floating vanity unit. The room is fully tiled and also benefits from a heated towel rail, extractor fan, spotlights, and a frosted timber framed double glazed window.

OUTSIDE
Externally, the property boasts a beautifully landscaped front garden with lawned areas, mature shrubs, and planted borders, all enclosed by stone walling and fencing. A cobbled driveway provides off road parking for up to three vehicles and is accessed via timber double gates. There are also paved and artificial lawn seating areas, ideal for outdoor dining and entertaining. A stone pathway wraps around the property, leading to the rear where there is a pebbled area suitable for storage, including sheds or bin stores, also enclosed for privacy.

GARAGE STORE
9'2" x 10'4" (2.80m x 3.17m)
A useful additional storage area with power and lighting.

COUNCIL TAX BAND
The council tax band for this property is D.

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.