Richard Kendall Estate Agent

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2 Greatfield Close, Ossett, WF5 0SB

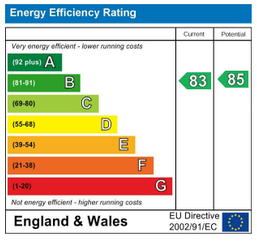
For Sale Freehold Offers In The Region Of £350,000

Superbly appointed throughout having being renovated by the current owner is this substantial and extended five bedroom semi detached house situated in a popular part of Ossett having being extended to the side and garage converted.

The property briefly comprises of entrance hall, living room, understairs storage cupboard, spacious kitchen/diner, conservatory, downstairs w.c. and bedroom five to complete the ground floor. The first floor landing there are four further bedrooms, modern shower room and three piece suite bathroom/w.c. To the front of the property there is a double block paved driveway providing ample off road parking. Whilst to the rear, there's a timber decked and paved patio area, perfect for entertaining and dining purposes, overlooking an attractive and enclosed lawned garden.

The property is within walking distance to the local amenities and schools located within the sought after village of Ossett which benefits from a twice weekly market. Main bus routes run to and from Wakefield city centre and the M1 motorway is only a short distance away, perfect for the commuter looking to travel further afield.

Simply a fantastic home, ideal for the growing family and truly deserves an early appraisal to fully reveal the spacious 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 www.mortgagesolutionsofwakefield.co.uk
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 339572,
Pontefract & Castleford office 01977 798844 or 07776458351,
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Alternatively email vince@mortgagesolutionsofwakefield.co.uk or chris@mortgagesolutionsofwakefield.co.uk

*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
Laminate flooring, central heating radiator and staircase leading to the first floor landing. Doors providing access to bedroom five, understairs storage cupboard, kitchen/diner and living room. UPVC double glazed frosted windows on either side of the door.

LIVING ROOM
11'9" x 12'10" (min) x 14'11" (max) (3.60m x 3.93m (min) x 4.56m (max))
UPVC double glazed rectangular bay window overlooking the front aspect, central heating radiator and wall mounted electric fire with curved black glass.

KITCHEN/DINER
10'4" (min) x 10'6" (max) x 23'11" (3.15m (min) x 3.21m (max) x 7.30m)
Range of wall and base high gloss units with chrome handles, laminate work surface over and tiled splash back above, sink and drainer with mixer tap and swan neck, integrated AEG oven and grill with Neff four ring ceramic hob and black glass extractor above. Downlights built into the wall cupboards, integrated fridge/freezer, plinth lighting, integrated Lamona slimline dishwasher and integrated washing machine. Combi condensing boiler housed within one of the cupboards, central heating radiators, laminate flooring and UPVC double glazed windows overlooking the rear aspect. Inset spotlights to the ceiling, set of UPVC double glazed French doors leading into the conservatory and door providing access into the downstairs w.c. and UPVC double glazed door leading out to the rear garden.

W.C.
Concealed low flush w.c., wash basin with chrome mixer tap with tiled splash back built into high gloss vanity cupboard below. Central heating radiator, laminate flooring and extractor fan to the ceiling.

CONSERVATORY
11'6" x 9'6" (3.51m x 2.90m)
Power and light, half brick built base with UPVC double glazed windows on all three sides, laminate flooring, central heating radiator and UPVC double glazed door leading out onto the timber decked patio.

FIRST FLOOR LANDING
Doors to four bedrooms, house bathroom/w.c., shower room/w.c. and storage cupboard with fixed shelving within. Loft access with bi-folding wooden staircase ladder.

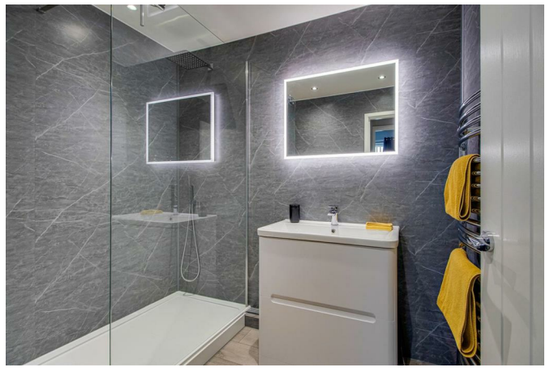
BEDROOM ONE
8'10" x 15'9" (2.70m x 4.81m)
Two UPVC double glazed windows overlooking the front elevation, central heating radiator and double fitted wardrobe.

BEDROOM TWO
12'10" x 8'11" (3.93m x 2.73m)
Range of fitted wardrobes and fitted drawers, UPVC double glazed window overlooking the front elevation and central heating radiator.

BEDROOM THREE
9'6" x 10'3" (2.92m x 3.14m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BEDROOM FOUR
5'8" (min) x 8'5" (max) x 7'8" (1.74m (min) x 2.58m (max) x 2.36m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

SHOWER ROOM/W.C.
5'6" x 7'5" (1.68m x 2.28m)
Two piece suite comprising walk in shower cubicle with solid glass screen, mixer shower with chrome rain shower head and shower attachment. Large ceramic wash basin with chrome mixer tap built into high gloss vanity drawers, chrome ladder style ladder radiator, fully laminated floor, UPVC cladding to the ceiling with inset spotlights within and extractor fan.



BATHROOM/W.C.
5'2" x 8'0" (1.59m x 2.46m)
Three piece suite comprising panelled bath with chrome mixer tap and chrome shower attachment, concealed low flush w.c., ceramic wash basin with chrome mixer tap built into hard pressured work surface with high gloss vanity cupboards with chrome handles below and vanity mirror with lights above. Fully laminated walls, UPVC cladding to the ceiling with inset spotlights within, extractor fan, UPVC double glazed frosted window overlooking the rear elevation and dark grey ladder style radiator.

OUTSIDE
To the front of the property there is a double block paved driveway providing ample off road parking with planted border, recessed porch with downlights. To the rear there is a timber decked patio area, L-shaped paved patio area overlooking the attractive lawned garden with pebbled border and solid railway sleeper edges and timber panelled surround fences on all three sides. Brick built outhouse with a timber door and UPVC double glazed window to the side.

SOLAR PANELS OWNED
The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.

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.

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.