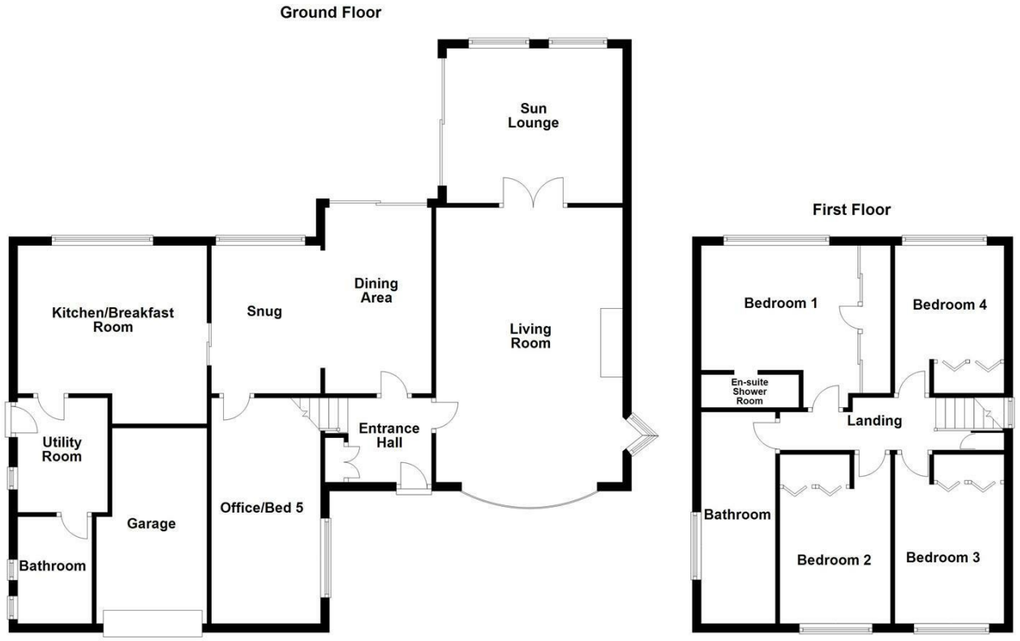
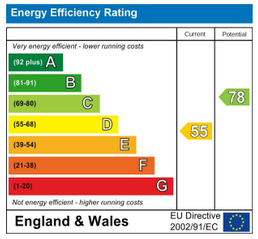


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

32/34 Sowood Lane, Ossett, WF5 0LE

For Sale Freehold Asking Price £500,000

A substantial detached family home with versatile accommodation offering four/five bedrooms, three bathrooms and various receptions room including a living room, sun lounge, dining area and snug, all set on a generous sized plot with a fantastic large and south-facing garden, ample parking and an integral garage. UPVC double glazing and gas central heating.

Combining modern living with period charm, the accommodation briefly comprises entrance hall, living room, sun lounge, dining area, snug, office/bedroom five, bespoke kitchen with Italian granite worktops and breakfast bar, utility room and ground floor bathroom/w.c. The first floor landing leads to four bedrooms, all with fitted wardrobes, and the family bathroom/w.c. with four piece suite. The main bedroom also benefits from an en suite shower room. Outside, the property offers attractive gardens to the front and rear which enjoy a good degree of privacy, ample parking and an integral garage.

Situated on the south side of Ossett, the property is well placed for access to a range of amenities including the town centre itself, local shops, schools, bus routes and good access to the motorway network for those wishing to commute further afield.

A viewing is essential to fully appreciate the quality of accommodation on offer.

ACCOMMODATION

ENTRANCE HALL
Composite front entrance door with frosted side screens leading into the entrance hall. Coving to the ceiling, wall light, central heating radiator with cover, built-in cloaks/storage cupboard, staircase to the first floor landing and doors to the living room and dining area.

LIVING ROOM
20'5" x 13'11" [6.23 x 4.24]
UPVC double glazed bay window to the front, further UPVC double glazed window to the side, exposed beams, spotlights, wall lights, central heating radiator and stone chimney breast with an inset electric log burner on a slate tiled hearth. Matching stone television unit. Double doors to the sun lounge.

SUN LOUNGE
13'1" x 11'6" [3.98 x 3.51]
Spotlights, exposed beams, wall lights, central heating radiator, two UPVC double glazed windows to the rear and double glazed sliding patio doors leading out to the decking.

DINING AREA
13'1" x 8'0" [3.98 x 2.45]
Double glazed sliding patio doors leading out to the decking, central heating radiator with cover, coving to the ceiling, wall light and two steps down to the snug.

SNUG
11'1" x 8'1" [3.38 x 2.47]
Coving to the ceiling, UPVC double glazed window, central heating radiator and doors to the office/bedroom five and kitchen/breakfast room [sliding door].

OFFICE/BEDROOM FIVE
16'10" x 7'11" [5.12 x 2.42]
UPVC double glazed window to the side, central heating radiator, coving to the ceiling, wall lights and fitted base units with laminate worktops.

KITCHEN/BREAKFAST ROOM
14'2" x 13'3" max [4.33 x 4.04 max]
Bespoke solid wood fronted fitted wall and base units with Italian granite worktops and upstands incorporating a matching breakfast bar. 1.5 stainless steel sink with Italian granite drainer and waste disposal unit, integrated Neff double oven and grill, integrated microwave, four ring ceramic hob with cooker hood over, space for a dishwasher and space for an American-style fridge/freezer, display cabinets and plate racks, under unit downlights, inset spotlights to the ceiling, wall light, central heating radiator, tiled floor, UPVC double glazed window to the rear and door to the utility room.

UTILITY ROOM
8'7" x 5'7" to units [2.62 x 1.71 to units]
Built-in storage cupboards, wall unit, base unit with Italian granite worktops and upstands and spaces beneath for a washing machine and dryer, inset spotlights to the ceiling, UPVC double glazed window to the side and wooden stable-style side entrance door. Door to the ground floor bathroom/w.c. Boiler housed in a cupboard which was installed in April 2023 [supporting documents are held at our Ossett office].

GROUND FLOOR BATHROOM/W.C.
7'10" x 5'6" [2.39 x 1.68]
Three piece modern white suite comprising curved bath with mosaic tiled surround, glass shower screen and mixer shower over. Low flush w.c. and wash basin set onto a vanity unit. Part tiled walls, vanity mirror with lighting, shaver socket, two UPVC double glazed frosted windows to the side, extractor fan, inset spotlights to the ceiling, tiled floor and central heating radiator.

FIRST FLOOR LANDING
Coving to the ceiling, wall light, central heating radiator with cover, UPVC double glazed frosted window to the side, storage cupboard and doors four bedrooms and the family bathroom/w.c.

BEDROOM ONE
9'11" x 11'8" plus wardrobes and walk-in area [3.01 x 3.56 plus wardrobes and walk-in area]
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, built in wardrobes with sliding doors and motion sensor lights, storage to one wall and archway with saloon-style folding doors to the en suite shower room.

EN SUITE SHOWER ROOM
7'3" x 2'7" [2.20 x 0.79]
Shower cubicle with mixer shower, wash basin set onto a vanity unit, part tiled walls, extractor fan, inset spotlight, vanity mirror with lighting and mosaic tiled floor.

BEDROOM TWO
12'2" x 8'2" [3.72 x 2.50]
UPVC double glazed window to the front, coving to the ceiling, central heating radiator and fitted wardrobe with sliding doors.

BEDROOM THREE
12'2" x 8'1" [3.72 x 2.46]
UPVC double glazed window to the front, coving to the ceiling, central heating radiator and fitted wardrobe with sliding doors.

BEDROOM FOUR
11'0" x 8'1" max [3.36 x 2.46 max]
UPVC double glazed window to the rear, coving to the ceiling, central heating radiator, fitted wardrobe with sliding doors and access into the boarded eaves space with lighting.

FAMILY BATHROOM/W.C.
15'9" x 5'6" [4.81 x 1.67]
Four piece modern white suite comprising double-ended bath with mosaic tiled surround and shower attachment, large shower cubicle with sliding glass screen, body jets and twin-head mixer rain shower, low flush w.c. with concealed cistern and wash basin set onto a vanity unit. Part tiled walls, vanity mirror, UPVC double glazed frosted window to the side, extractor fan, inset spotlights to the ceiling, tiled floor and chrome ladder style radiator. Loft access hatch with drop-down fitted folding wooden ladder.

OUTSIDE
A timber gate opens onto the large tarmacadam driveway and parking area for several vehicles which leads to the integral single garage with up and over door and lighting. The original second garage door remains however this has been converted internally into the office/bedroom five. There is a lawned garden to the front with stepping stones, rockery style shrub borders and steps up to the entrance door. Enjoying a good degree of privacy from the road. Block paved pathway to the side of the property with gated access to the garden. Larger than average garden to the rear which is laid mainly to lawn and ideal for entertaining with block paved and decked seating areas, an excellent degree of privacy, a range of established plants, trees and shrubs, garden shed and greenhouse.

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

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.