



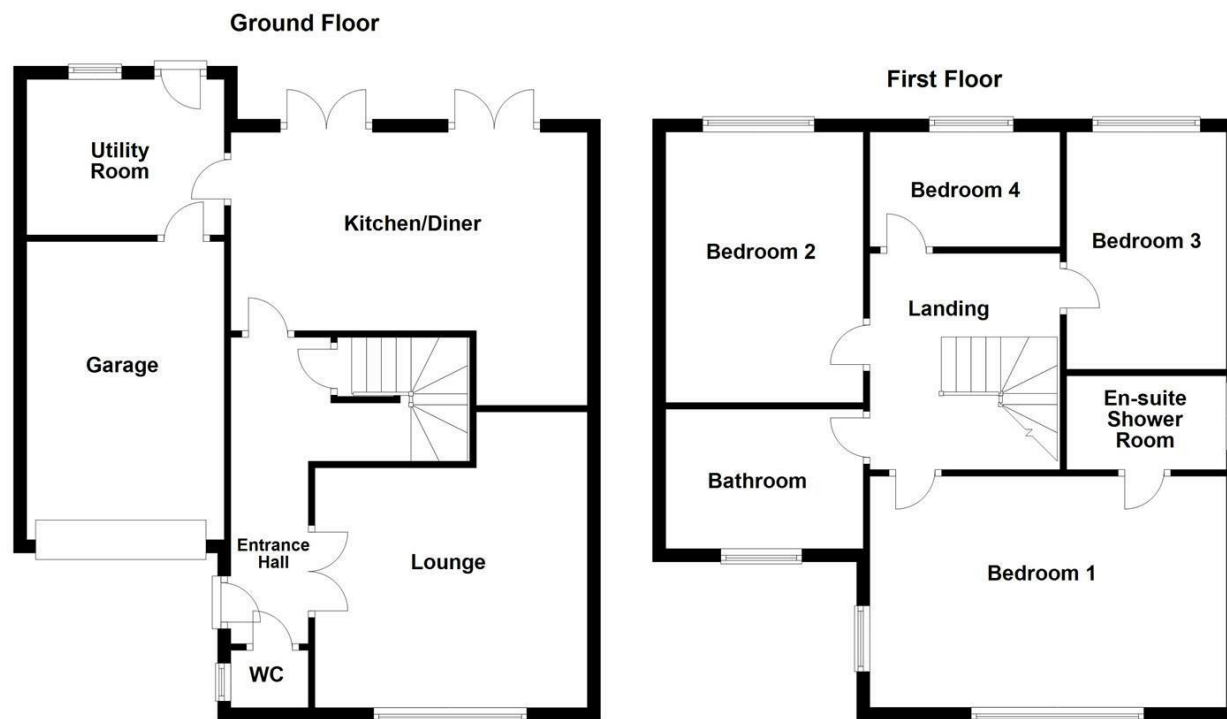
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5 Belgrave Street, Ossett, WF5 0AD

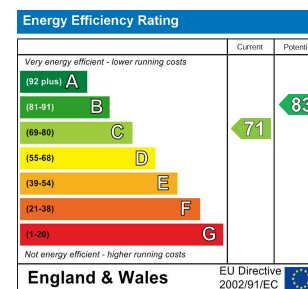
For Sale Freehold £399,995

OFFERED with NO ONWARD CHAIN and PRICED TO SELL A superbly appointed throughout, this fantastic four bedroom detached executive family home is situated in a prime part of Ossett. Offering spacious living accommodation and benefiting from UPVC double glazing and gas central heating.

The accommodation fully comprises entrance hall, downstairs w.c., spacious lounge, contemporary kitchen diner, utility room and integral garage. To the first floor there are four bedrooms, three of which are large doubles and the main bedroom has en suite shower room/w.c. In addition there is the main modern bathroom/w.c. Outside, there is an AstroTurf garden to the front, a block paved driveway to the side providing off road parking, attractive lawned garden to the rear incorporating Indian stone terrace patio.

The property is well placed to local amenities including shops and good schools. There are local bus routes nearby, there is a twice weekly market and there is good access to the motorway network.

A full internal appraisal comes highly recommended to fully appreciate the accommodation on offer and to avoid disappointment.



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.

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



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ACCOMMODATION

RECEPTION HALLWAY

Composite side entrance door, quality fitted laminate flooring, radiator, coving to the ceiling, recessed LED spotlights, winding solid wooden staircase with balustrade to the first floor landing and having understairs storage, French doors into the living room and door to the downstairs w.c.

DOWNSTAIRS W.C.

Low flush w.c., wash basin over pedestal, radiator, laminate flooring, UPVC double glazed frosted window to the side.

LOUNGE

13'8" x 14'11" max x 11'2" min [4.18m x 4.56m max x 3.42m min]
Coving to the ceiling, decorative ceiling rose, gas fire with marble back and hearth within marble surround. UPVC double glazed window to the front and radiator.

KITCHEN DINER

18'0" x 13'7" max x 10'0" min [5.49m x 4.16m max x 3.05m min]
A stunning and contemporary kitchen diner with a range of cream gloss contemporary soft close wall and base units with Quartz work surface over and incorporating sink and Quartz drainer with hot water tap. Siemens four ring electric induction hob, Quartz upstands and Quartz back with contemporary filter hood above, integrated AEG dishwasher, integrated Siemens combi microwave, integrated Siemens oven and grill, integrated fridge freezer, pull out larder unit, recessed LED spotlights, contemporary portrait radiator, two UPVC double glazed windows to the rear, solid wood flooring. Door into the utility room.



UTILITY ROOM

8'4" x 9'10" [2.55m x 3.02m]
Work surface over base units, plumbing for washing machine, space for dryer, UPVC door to the rear, UPVC double glazed window to the rear, solid oak flooring, radiator, door into the garage.

GARAGE

16'0" x 10'0" [4.90m x 3.07m]
Insulated Hormann electric door. Boiler, light and power.

FIRST FLOOR LANDING

Coving to the ceiling, recessed ceiling spotlights, radiator, doors to four bedrooms.

BEDROOM ONE

11'5" x 17'11" [3.50m x 5.48m]
Coving to the ceiling, radiator, UPVC double glazed windows to the front and side, door to modern en suite shower room/w.c.



EN SUITE/W.C.

3'11" x 9'4" [1.21m x 2.85m]
Walk in shower cubicle with mixer shower, which is fully tiled. Part tiled walls, UPVC double glazed frosted window to the side, low flush w.c., wash basin over pedestal, radiator and tiled floor.

BEDROOM TWO

10'4" x 11'3" up to fitted wardrobes [3.16m x 3.45m up to fitted wardrobes]
Fitted wardrobes with sliding doors, UPVC double glazed window to the rear, radiator, coving to the ceiling.



BEDROOM THREE

9'4" x 13'0" [2.87m x 3.98m]
UPVC double glazed window to the rear, radiator, coving to the ceiling.

BEDROOM FOUR

8'2" x 6'8" [2.50m x 2.05m]
UPVC double glazed window to the rear, radiator, coving to the ceiling.

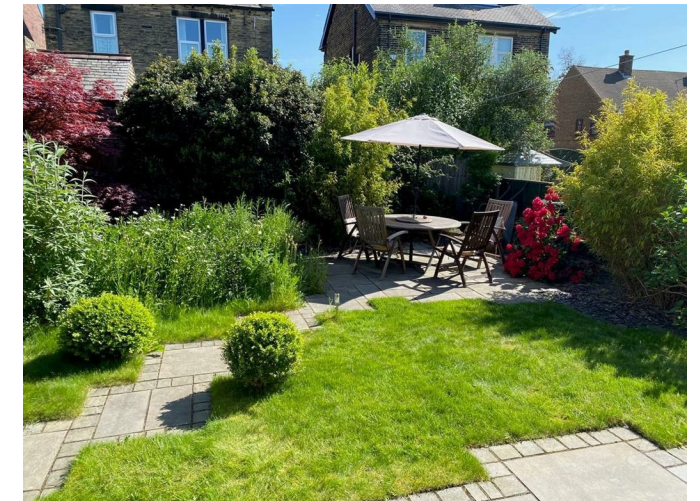
HOUSE BATHROOM/W.C.

10'4" x 5'10" [3.16m x 1.79m]
Concealed low flush w.c., wash basin with work surface and vanity unit, panelled bath with mixer shower attachment, UPVC double glazed frosted window to the front, shower cubicle with electric shower and Travertine tiled walls, part Travertine tiles to the bath area, radiator, tiled effect floor.



OUTSIDE

There is an attractive garden with lawned areas incorporating feature Indian stone terrace patio ideal for entertaining purposes. There is feature AstroTurf garden to the front with plants and shrubs bordering and block paved driveway providing off road parking leading to brick built garage with electric operated door. Outside water tap.



COUNCIL TAX BAND

The council tax band for this property is D.

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.

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.