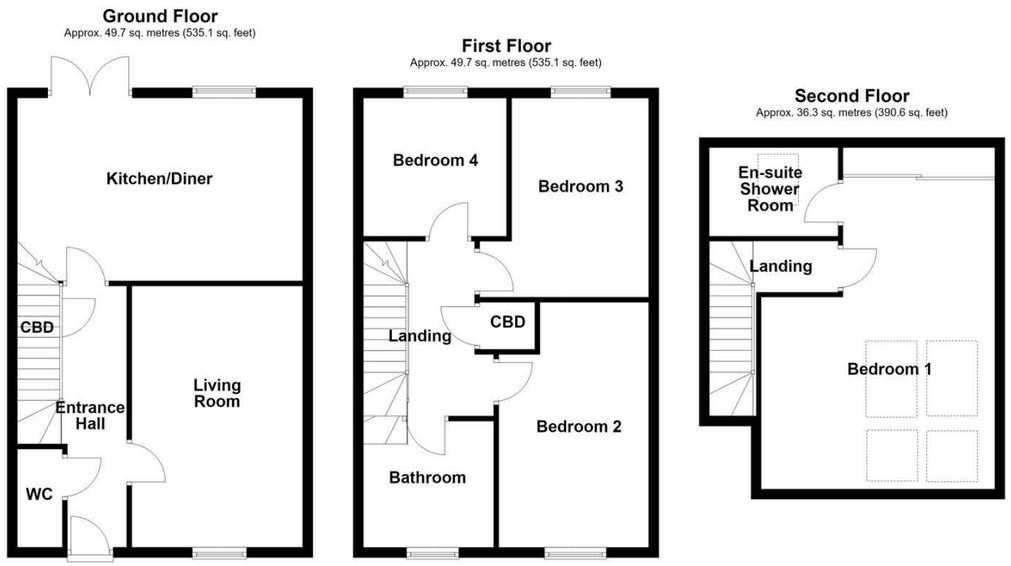


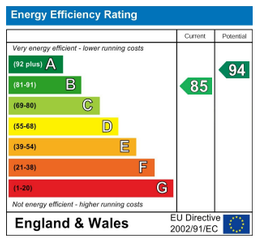
Total area: approx. 135.7 sq. metres (1460.8 sq. feet)

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.

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8 Gresley Wood Court, Ossett, WF5 9UE

For Sale Freehold £350,000

A superb opportunity to purchase this spacious four bedroom detached family home, offered for sale with no chain and providing beautifully presented and versatile accommodation arranged over three floors. With four double bedrooms, including an exceptionally spacious principal bedroom, a modern kitchen diner, en suite facilities, ample off road parking and a detached garage, the property is ideally suited to modern family living.

The accommodation is approached via a welcoming entrance hall, which provides access to a convenient downstairs WC and useful understairs storage. A generously proportioned living room provides an excellent space in which to relax, while the modern kitchen diner is fitted with a range of contemporary units and integrated appliances. French doors open directly onto the rear garden, creating a wonderful space for family dining and entertaining. To the first floor are three well proportioned double bedrooms, together with a modern three piece family bathroom and a useful airing cupboard. A further staircase rises to the second floor, which is dedicated to the impressive principal bedroom suite. Significantly larger than a standard double bedroom, this superb space benefits from four Velux-style windows overlooking the front elevation, allowing an abundance of natural light to fill the room. A built-in double wardrobe with mirrored sliding doors provides excellent storage, while a private en suite shower room completes this impressive upper floor. Externally, the property has an attractive frontage with a paved pathway, low maintenance pebbled border and a curved glazed canopy over the main entrance. A tarmac driveway extends along the side of the property, providing off road parking for two vehicles and leading to a detached single garage with a manual up and over door. A timber gate provides access into the fully enclosed rear garden, which features a paved patio ideal for al fresco dining and entertaining, together with an attractive L-shaped lawn. Timber panel fencing provides a good degree of privacy and creates a secure outdoor space for children and pets.

The property also benefits from a number of modern additions designed for convenient everyday living. High speed internet is available with speeds of up to 2,000 Mbps, while Philips smart Wi-Fi lighting is installed throughout the property. A Google Nest smart heating thermostat and smart fire alarms further enhance the home's technology. For additional peace of mind, the property benefits from approximately two years remaining on its structural building warranty, together with warranties on the recently installed boiler and selected white goods, including the washer dryer and dishwasher.

Conveniently positioned for a range of local amenities and schools, the property also benefits from regular bus services providing connections to and from Wakefield city centre. The M1 motorway is only a short distance away, making the location particularly convenient for those commuting further afield.

Offering generous accommodation, excellent bedroom space, modern smart home technology and an attractive enclosed garden, this is a wonderful family home and an early viewing is highly recommended to fully appreciate all that it has to offer.



ACCOMMODATION

ENTRANCE HALL
Composite front entrance door leading into the entrance hall. Laminate flooring, central heating radiator with decorative cover and staircase with handrail providing access to the first floor landing. Four doors provide access to the living room, kitchen diner, useful understairs storage cupboard and downstairs W.C.

W.C.
2'11" x 6'2" (0.89m x 1.89m)
Fitted with a low flush W.C. and pedestal wash basin with mixer tap and tiled splashback. Fully tiled flooring and central heating radiator.

KITCHEN DINER
10'1" x 18'6" (3.08m x 5.64m)
Fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks, incorporating a stainless steel single drainer sink with swan neck mixer tap. Integrated oven and grill, four ring ceramic hob with stainless steel splashback and extractor hood above, integrated fridge with separate integrated freezer below, integrated full size dishwasher and integrated washing machine. Fully tiled flooring, inset spotlights to the ceiling, extractor fan, two wall lights and central heating radiator. UPVC double glazed window overlooking the rear elevation and a set of UPVC double glazed French doors opening directly onto the rear garden.



LIVING ROOM
10'9" x 16'8" (3.30m x 5.09m)
UPVC double glazed window overlooking the front elevation and two central heating radiators.



FIRST FLOOR LANDING
Doors provide access to three bedrooms, the house bathroom and airing cupboard. Staircase with handrail providing access to the second floor landing.

HOUSE BATHROOM/W.C.
6'2" x 8'4" (1.88m x 2.56m)
Fitted with a three piece suite comprising panelled bath with mixer tap, separate mixer shower over and folding glazed shower screen, pedestal wash basin with mixer tap and tiled splashback, and low flush W.C. Fully tiled walls around the bath area, fully tiled flooring, chrome ladder style radiator and frosted UPVC double glazed window overlooking the front elevation.



BEDROOM TWO
9'8" x 14'2" (2.96m x 4.32m)
UPVC double glazed window overlooking the front elevation and central heating radiator. Feature timber clad wall to one side.



BEDROOM THREE
12'10" x 10'11" (3.92m x 3.34m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.



BEDROOM FOUR
9'3" x 8'11" (2.82m x 2.74m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

SECOND FLOOR LANDING
Central heating radiator and door providing access into bedroom one.

BEDROOM ONE
20'0" x 14'11" (6.11m x 4.56m)
Two central heating radiators, two wall lights and feature timber clad wall. Four timber framed double glazed Keylite roof windows with integral blinds overlooking the front elevation. Fitted double wardrobe with smoked mirrored sliding doors providing excellent storage, together with loft access. Door providing access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.
8'3" x 5'8" (2.54m x 1.74m)
Fitted with a low flush W.C., pedestal wash basin with mixer tap and tiled splashback, and enclosed shower cubicle with double glazed doors, mixer shower, rainfall shower head and separate shower attachment. Fully tiled walls within the shower enclosure, fully tiled flooring, chrome ladder style radiator, electric shaver point and timber framed double glazed Keylite roof window with integral blind overlooking the rear elevation.



OUTSIDE
To the front is a low maintenance pebbled border with paved pathway leading to the entrance door. A curved glazed canopy sits above the front entrance, with two grey up-and-down exterior lights. The property enjoys a pleasant open aspect over the park to the front. A tarmacadam driveway provides ample off road parking and leads to a single detached garage with manual up and over door. Gated access is provided into the rear garden. To the rear is an attractive L-shaped lawned garden incorporating a paved patio area, ideal for outdoor dining and entertaining. The garden wraps around the detached garage and is enclosed by timber panel fencing.



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.