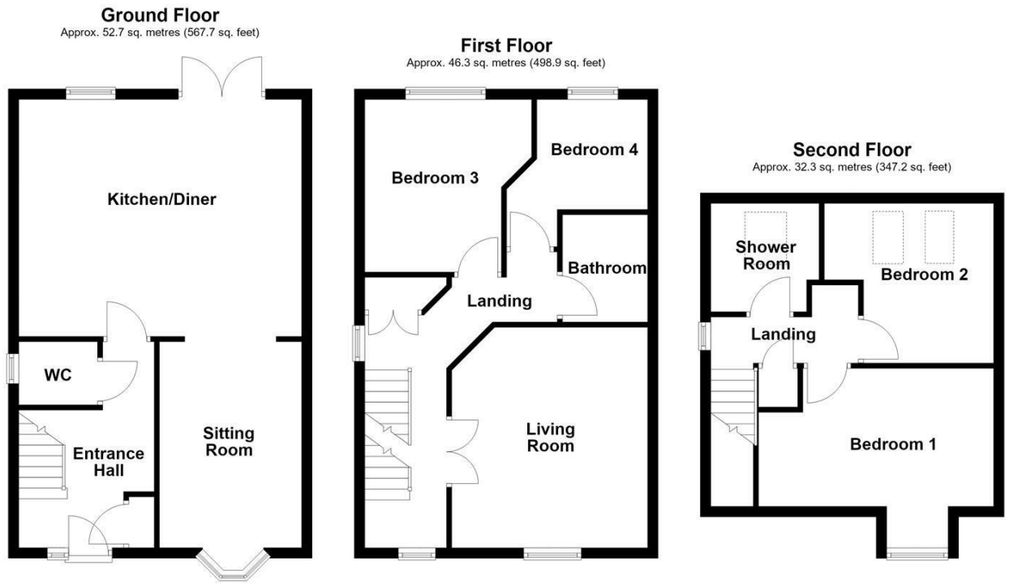


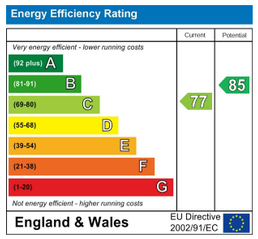
Total area: approx. 131.3 sq. metres (1413.8 sq. feet)

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.

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



5 Rushmead Court, Ossett, WF5 0NZ

For Sale Freehold £400,000

Situated in the sought after town of Ossett is this well presented four bedroom detached family home, with generous accommodation arranged over three floors.

The property offers four good sized bedrooms, ample reception space, off road parking and an enclosed rear garden, making it an ideal choice for a growing family. The accommodation briefly comprises an entrance hall with staircase to the first floor and access to a useful storage cupboard, downstairs W.C. and kitchen diner. The kitchen diner opens through into the sitting room and also provides access onto the rear garden. To the first floor are the living room, bedrooms three and four, the house bathroom and a useful double door storage cupboard, together with a further staircase rising to the second floor. The second floor provides bedrooms one and two, a separate shower room, loft access and a useful cupboard housing the hot water cylinder. Externally, to the front is a lawned garden with a paved pathway leading to the entrance door. To the rear is a block paved driveway providing off road parking for two vehicles and leading to the attached garage, together with a lawned garden and raised decked seating area ideal for outdoor entertaining.

Ossett is a popular location for a range of buyers, particularly growing families, with a wide selection of shops, schools and amenities available in and around the town centre. The town also benefits from a strong sense of community and regular local events. Bus services operate nearby, while Wakefield provides rail connections to major cities including Leeds, Manchester and London. The M1 motorway network is also within easy reach for those travelling further afield.

Only a full internal inspection will truly reveal everything this spacious family home has to offer. An early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

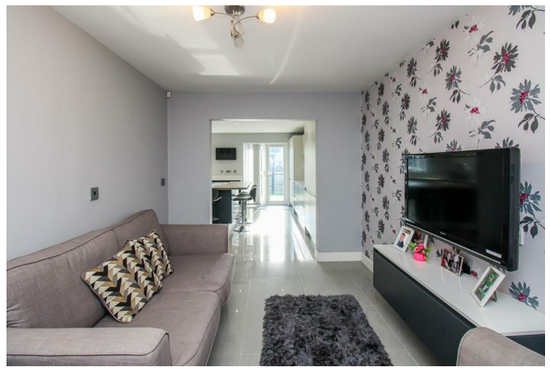
ENTRANCE HALL
12'8" x 8'5" (3.88m x 2.58m)
Composite security front entrance door with frosted glazed panel leading into the entrance hall. Coving to the ceiling, central heating radiator, staircase providing access to the first floor landing and access to a useful storage cupboard. Doors provide access to the kitchen diner and downstairs W.C.

DOWNSTAIRS W.C.
4'11" x 3'10" (1.50m x 1.18m)
Frosted UPVC double glazed window overlooking the side elevation. Fitted with a low flush W.C. and pedestal wash basin with mixer tap and tiled splashback. Central heating radiator.

KITCHEN DINER
17'9" x 14'10" (5.42m x 4.53m)
Fitted with a modern range of matt fronted wall and base units with quartz work surfaces over. Central island / breakfast bar with base units and contrasting work surfaces, together with a four ring induction hob and extractor hood above. Inset stainless steel sink with mixer tap and drainer grooves set into the work surface, integrated double oven, integrated washing machine, integrated dishwasher and integrated full height fridge and freezer. Partial glazed splashbacks, spotlights to the ceiling and column style central heating radiator. UPVC double glazed window overlooking the rear elevation and UPVC double glazed French doors opening onto the rear garden. Opening through into the sitting room.



SITTING ROOM
12'6" x 8'9" (3.82m x 2.68m)
UPVC double glazed bay window overlooking the front elevation and central heating radiator.



FIRST FLOOR LANDING
16'9" x 11'11" (5.11 x 3.65)
UPVC double glazed windows overlooking the front and side elevations. Two central heating radiators, coving to the ceiling and useful double door storage cupboard. Double doors provide access into the living room, with further doors leading to bedroom three, bedroom four and the house bathroom. Staircase providing access to the second floor.

LIVING ROOM
13'8" x 12'5" (4.18 x 3.80)
UPVC double glazed window overlooking the front elevation, coving to the ceiling and central heating radiator.



BEDROOM THREE
10'9" x 10'6" (3.28 x 3.22)
UPVC double glazed window overlooking the rear elevation and central heating radiator. Range of fitted wardrobes.

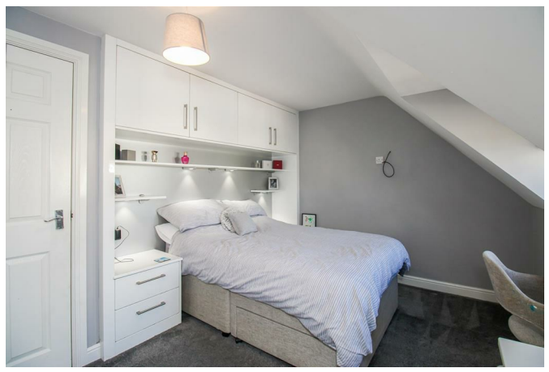


BEDROOM FOUR
9'3" x 8'11" (2.82m x 2.72m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

HOUSE BATHROOM
6'9" x 5'5" (2.06m x 1.67m)
Fitted with a three piece suite comprising pedestal wash basin with mixer tap, low flush W.C. and panelled bath with mixer tap. Part tiled walls, central heating radiator, shaver point, spotlights to the ceiling and extractor fan.

SECOND FLOOR LANDING
UPVC double glazed window overlooking the side elevation, central heating radiator, loft access and storage cupboard housing the hot water cylinder. Doors provide access to bedroom one, bedroom two and the shower room.

BEDROOM ONE
14'3" x 11'5" (4.36m x 3.48m)
UPVC double glazed window overlooking the front elevation and central heating radiator. Range of fitted wardrobes, storage units, vanity unit and fitted bed surround.



BEDROOM TWO
10'6" x 10'0" (3.21m x 3.07m)
Two Velux roof windows and central heating radiator. Fitted wardrobes and fitted desk unit.

SHOWER ROOM
6'9" x 6'8" (2.06m x 2.04m)
Velux roof window, spotlights to the ceiling and column style central heating radiator. Fitted with a three piece suite comprising pedestal wash basin with mixer tap, low flush W.C. and shower enclosure with mains fed overhead shower, separate handheld shower attachment and glazed shower screen. Partial wet wall panelling, shaver point and extractor fan.



OUTSIDE
To the front is a lawned garden with mature shrub borders and a paved pathway leading to the entrance door. To the rear is a block paved driveway providing off road parking for two vehicles and leading to the attached single garage. The rear garden is laid to lawn with a raised decked patio area, ideal for outdoor dining and entertaining. The garden is enclosed by a combination of timber and metal fencing, making it suitable for both children and pet



ATTACHED GARAGE
Single attached garage providing useful parking and storage.

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.