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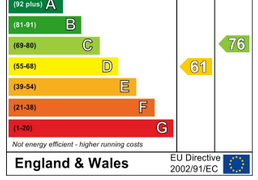
For Sale Freehold Offers In The Region Of £595,000

Situated in the sought after area of Ossett is this deceptively spacious three bedroom detached cottage, set well back from the road and offering extensive off road parking, two gardens and a substantial outbuilding with potential for conversion to a self contained annexe or work from home space, subject to the necessary consents.

The accommodation briefly comprises an entrance porch with access to a downstairs WC and a kitchen breakfast room, which in turn leads to the dining room. The dining room provides access to the cellar and a rear hallway with door to the garden, as well as access through to the living room. To the first floor, the landing leads to three bedrooms and the house bathroom. Bedroom one benefits from an en suite shower room and a walk in wardrobe with loft access. Bedroom two also has loft access. Externally, the front of the property features a substantial pebbled driveway providing off road parking for several vehicles, leading to a double garage with electric roller doors, power, lighting and vaulted ceiling, together with an additional storage area. There is also a two storey outbuilding offering significant potential for further development, subject to approval. A paved pathway leads to the entrance door, and to the side there is a garden mainly laid to lawn with pebbled and paved areas, along with a raised decked seating area beneath a timber canopy, ideal for outdoor dining and entertaining. The rear garden is also predominantly lawned and features planted beds, mature trees and shrubs, pebbled sections and stone walling, all enclosed by hedging and fencing.

Ossett is a popular location for a wide range of buyers, particularly growing families, with local shops and schools within walking distance and a broader range of amenities available in Wakefield and Dewsbury town centres. Local bus routes operate nearby, and both Wakefield and Dewsbury offer train stations with links to Leeds, Manchester and London. The M1 and M62 motorway networks are also easily accessible.

This property would make an excellent purchase for those seeking multi generational living or a home with integrated business potential. Only a full internal inspection will reveal the scope and versatility on offer. Early viewing is highly recommended.



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.



ACCOMMODATION

ENTRANCE PORCH
14'2" x 9'2" (4.33m x 2.8m)
An entrance door with timber frame double glazed panel and matching window to the front leads into the main entrance area with spotlights to the ceiling and fitted storage cupboards. Doors lead to the kitchen breakfast room and downstairs WC.

DOWNSTAIRS W.C.
4'9" x 2'5" (1.46m x 0.76m)
Timber frame frosted double glazed window to the side, low flush WC, wall mounted wash basin with tiled splashback and spotlights to the ceiling.

KITCHEN BREAKFAST ROOM
11'7" x 13'5" (3.55m x 4.11m)
A range of wall and base shaker style units with granite work surfaces over. Inset stainless steel sink with mixer tap and drainer, plumbing for dishwasher, space for fridge freezer, integrated wine cooler and space for range style electric cooker set within an exposed brick chimney breast with wooden mantle and tiled splashback. Door through to the dining room, matte black column style radiator, timber frame double glazed window to the front and spotlights to the ceiling.

DINING ROOM
16'4" x 14'6" (5.0m x 4.43m)
Anthracite column radiator, exposed beams to the ceiling, timber frame double glazed window to the rear, decorative fireplace with stone hearth and wooden mantle, access down to the cellar and door to the rear hallway.



REAR HALLWAY
Timber framed glazed door to the garden, staircase to the first floor and door through to the living room.

LIVING ROOM
16'4" x 14'11" (5.0m x 4.55)
Dual aspect timber frame double glazed windows to the front and rear, solid oak flooring, exposed ceiling beams, central heating radiator and log burning style gas fire set within exposed brick surround and wooden mantle.



FIRST FLOOR LANDING
Timber frame double glazed window to the front and doors to three bedrooms and the house bathroom.

BEDROOM ONE
13'1" x 13'6" (4.0m x 4.14m)
Timber frame window to the rear, spotlights to the ceiling, decorative cast iron fireplace, central heating radiator, door to walk in wardrobe and door to the en suite shower room.



WALK IN WARDROBE
3'1" x 5'8" (0.96m x 1.75m)
Fitted storage solutions and loft access.

EN SUITE SHOWER ROOM/W.C.
5'10" x 6'11" (1.8m x 2.13m)
Fitted storage, extractor fan, electric towel radiator, low flush WC, wash basin set within vanity unit, shower cubicle with mains shower and glass screen, partial tiling.

BEDROOM TWO
13'6" x 12'1" (4.12m x 3.7m)
Timber frame double glazed window to the front, central heating radiator, spotlights to the ceiling and loft access.



BEDROOM THREE
14'11" x 10'5" (4.55m x 3.2m)
Timber frame double glazed window to the rear with window seat and central heating radiator.

HOUSE BATHROOM/W.C.
5'6" x 11'5" (1.7m x 3.5m)
Frosted timber frame double glazed window to the front, spotlights to the ceiling, column style radiator with towel rail, low flush WC, wash basin within vanity unit, roll top bath with shower attachment and separate shower cubicle with glass screen and partial tiling.



OUTSIDE
To the front is a pebbled driveway providing off road parking for at least six vehicles, leading to the property, outbuildings and double garage. A stone paved area leads to the front porch. A side garden is mainly laid to lawn with planted beds and a raised decked patio with timber canopy, enclosed by walls and timber fencing, with gated access from the driveway. The rear garden is mainly laid to lawn with planted borders, shrubs and trees, pebbled areas and stone paving to the rear door. The garden is enclosed by stone walls, hedging and timber fencing.



DOUBLE GARAGE
23'5" x 21'10" (7.16m x 6.67m)
Electric roller door, power and lighting, opening to storage area and vaulted ceiling providing additional storage.



STORAGE AREA
9'4" x 15'4" (2.87m x 4.68m)
Timber door access, power, lighting and vaulted ceiling.

OUTBUILDING (GROUND FLOOR)
13'7" x 29'6" (4.15m x 9.0m)
Large room with power and lighting, stairs to the first floor and timber frame frosted window to the front.

OUTBUILDING (FIRST FLOOR)
13'7" x 29'6" (4.15m x 9.0m)
Partially insulated, three frosted double glazed windows and vaulted ceiling with power and lighting.

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

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.