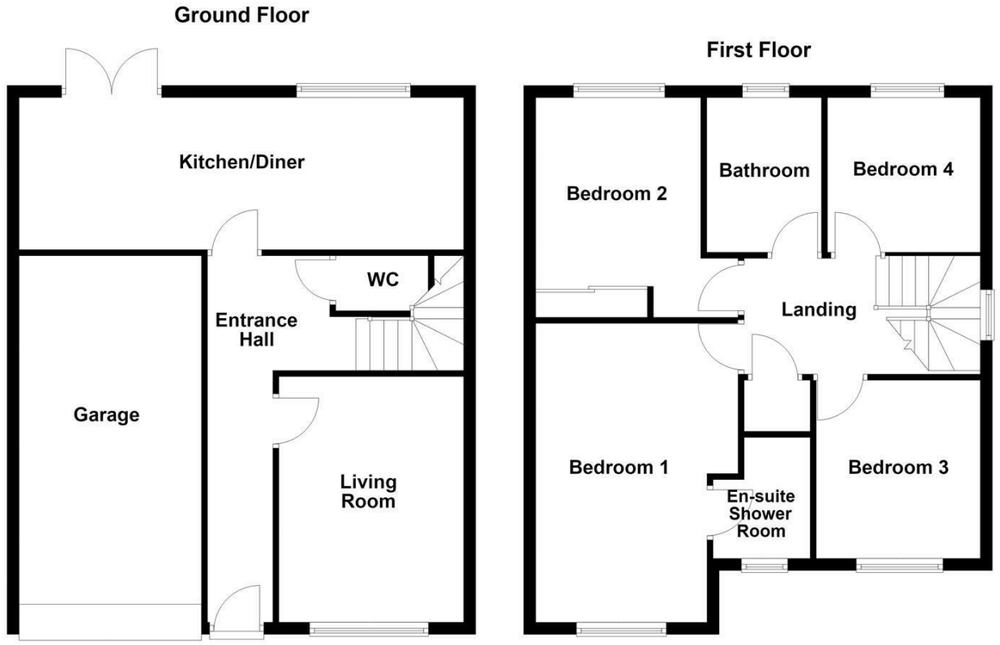
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





1 Rock House Way, Ossett, WF5 0BG

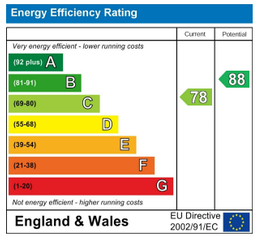
For Sale Freehold £385,000

Situated in a convenient position between Ossett and Horbury is this superbly presented four bedroom detached family home, benefitting from an integral garage, driveway parking and enclosed gardens.

The accommodation briefly comprises an entrance hall, lounge, spacious kitchen diner and downstairs W.C., together with internal access to the integral garage. To the first floor are four bedrooms and the family bathroom, with the principal bedroom also benefitting from an en suite shower room and fitted wardrobe. Externally, to the front is a low maintenance garden with driveway parking, while to the rear is an enclosed garden with lawn and two patio seating areas.

The property is ideally placed for the range of shops and amenities available in both Ossett and Horbury, together with well regarded local schools and transport links.

Ready to move into and offering generous family accommodation, this would make a fantastic home for a growing family. Only a full internal inspection will truly reveal everything this appealing property has to offer. An 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 HALL
Front entrance door leading into the main hallway. LVT flooring and central heating radiator. Doors provide access to the lounge, downstairs W.C., kitchen diner and integral garage. Staircase providing access to the first floor landing.

LOUNGE
13'4" x 10'2" (4.07m x 3.10m)
UPVC double glazed window overlooking the front elevation. Central heating radiator, carpeted flooring and skirting boards.



DOWNSTAIRS W.C.
5'4" x 2'11" (1.65m x 0.90m)
Fitted with a two piece suite comprising low flush W.C. and wash hand basin with mixer tap and tiled splashback. Central heating radiator.

KITCHEN DINER
24'4" x 8'2" (7.44m x 2.50m)
UPVC double glazed window overlooking the rear elevation. UPVC double glazed French doors opening onto the rear garden. Fitted with a range of wall and base units providing storage with work surfaces over. One and a half bowl stainless steel sink and drainer with mixer tap. Integrated gas hob with splashback and extractor hood above, together with integrated oven. Integrated fridge freezer. Space for a tumble dryer and space and plumbing for a washing machine beneath the work surface. Tiled flooring, central heating radiator and space for a dining table and chairs.

INTEGRAL GARAGE
19'8" x 9'8" (6.00m x 2.97m)
Up and over door to the front elevation. Power and lighting.

FIRST FLOOR LANDING
UPVC double glazed window overlooking the side elevation. Doors provide access to four bedrooms and the family bathroom.

BEDROOM ONE
16'0" x 7'7" (4.89m x 2.33m)
UPVC double glazed window overlooking the front elevation. Central heating radiator, carpeted flooring and skirting boards. Fitted wardrobe unit to one side. Door leading into the en suite shower room.



EN SUITE SHOWER ROOM
7'3" x 5'8" (2.22m x 1.75m)
Frosted UPVC double glazed window overlooking the front elevation. Fitted with a three piece suite comprising low flush W.C., wash hand basin with mixer tap and shower enclosure with glazed sliding door and wall mounted shower. Tiled shower enclosure and central heating radiator.



BEDROOM TWO
11'10" x 10'11" (3.62m x 3.34m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator, carpeted flooring and skirting boards. Fitted wardrobe to one side



BEDROOM THREE
9'7" x 8'10" (2.94m x 2.71m)
UPVC double glazed window overlooking the front elevation. Central heating radiator, carpeted flooring and skirting boards.



BEDROOM FOUR
8'5" x 8'5" (2.59m x 2.58m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator, carpeted flooring and skirting boards.

FAMILY BATHROOM
8'5" x 6'2" (2.59m x 1.89m)
Frosted UPVC double glazed window overlooking the rear elevation. Fitted with a three piece suite comprising low flush W.C., wash hand basin with mixer tap and tiled splashback, and panelled bath. Part tiled walls around the bath area. Central heating radiator

OUTSIDE
To the front is a low maintenance garden with pebbled areas and shrubbery borders. A driveway provides off road parking for two to three vehicles. Side access leads through to the rear garden. To the rear is an enclosed garden incorporating two patio seating areas and low maintenance lawned sections. There is also space for a garden storage shed.



COUNCIL TAX BAND
The council tax band for this property 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.

PLEASE NOTE
The vendor pays a service chrage of £150 (pa).