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## 8 Kingsway Gardens, Ossett, WF5 8BX

### For Sale Freehold £315,000

Situated ideally close to Ossett town centre is this superbly presented four bedroom end town house, which benefits from driveway parking, enclosed rear garden and has three bathrooms.

The accommodation briefly comprises entrance hall with downstairs storage, utility area and w.c., a converted sitting room and kitchen diner. To the first floor there is the living room, family bathroom and two bedrooms. A further two bedrooms are on the second floor both with en suite shower rooms. Externally the property benefits from driveway parking for two cars and a low maintenance rear garden.

Situated within walking distance of Ossett town centre, it is ideally located for all shops and amenities including twice weekly market. Also perfectly located for the motorway network for those looking to commute further afield.

A fantastic property in a great location, a viewing is highly recommended.

#### IMPORTANT NOTE TO PURCHASERS

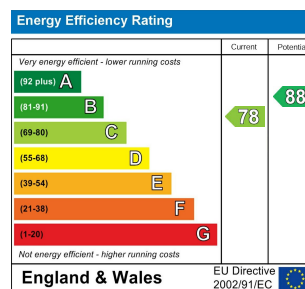
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact 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,  
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Please ring us to arrange a mortgage advice appointment.

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#### 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.

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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.

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ACCOMMODATION

ENTRANCE HALLWAY

Front entrance door, built in storage to the side, central heating radiator, access to a small utility room, w.c. and dining kitchen. Staircase leading to the first floor landing.

UTILITY ROOM

Work surface, space for a dryer, plumbing for a washing machine, radiator and boiler.

DOWNSTAIRS W.C.

Frosted UPVC double glazed window to the side, low flush w.c. and pedestal wash hand basin with tiled splashback, central heating radiator.

DINING KITCHEN

17'9" max x 9'8" [5.42m max x 2.96m]  
UPVC double glazed bay window to the side elevation, rear UPVC double glazed window and French doors leading out to the garden. A modern fitted kitchen with an array of wall and base units for storage, integrated gas hob, integrated oven, stainless steel splashback and cooker hood. Space for a fridge freezer, plumbing for a dishwasher, central heating radiator.



GARAGE CONVERSION/SITTING ROOM

10'11" x 8'3" [3.33m x 2.53m]  
Part of the original garage and is currently used as a second reception room with built in storage beneath the stairs.

FIRST FLOOR LANDING

Central heating radiator, access into the lounge, bathroom and two bedrooms. Airing/storage cupboard.

LOUNGE

15'4" x 11'4" [4.69m x 3.46m]  
Two central heating radiators, t.v. point, telephone point, two UPVC double glazed windows to the front.



HOUSE BATHROOM/W.C.

5'7" x 8'10" [1.71m x 2.71m]  
Frosted UPVC double glazed window to the side elevation, low flush w.c., pedestal wash hand basin and panelled bath with partially tiled walls. Heated towel radiator and spotlights to the ceiling.

BEDROOM THREE

9'10" x 7'9" [3.02m x 2.37m]  
UPVC double glazed window to the rear elevation, central heating radiator.

BEDROOM FOUR

9'10" x 7'8" [3.00m x 2.35m]  
UPVC double glazed window to the rear elevation and to the side. Central heating radiator and currently used as a home office.

SECOND FLOOR LANDING

Radiator, access to the loft and doors to two further bedrooms.

BEDROOM ONE

14'6" max x 11'1" [4.43m max x 3.39m]  
Two double glazed skylight Velux windows to the front elevation, central heating radiator and door to the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

8'4" x 4'1" [2.56m x 1.25m]  
Frosted Velux window to the front elevation. Walk in fully tiled shower cubicle with sliding glass cubicle and wall mounted shower. Wash hand basin with mixer tap and a low flush w.c. White ladder style radiator and partially tiled walls.

BEDROOM TWO

12'10" x 8'9" [3.92m x 2.68m]  
Velux double glazed window to the rear, central heating radiator, door to the en suite shower room/w.c.

EN SUITE SHOWER ROOM/W.C.

7'11" x 6'3" [2.42m x 1.93m]  
Velux window to the rear, corner shower cubicle with sliding glass door and wall mounted shower, wash hand basin and low flush w.c. Heated towel radiator.



OUTSIDE

To the front of the property there is off road parking for two vehicles leading to the integral garage, which has now been halved and used for storage. The rear has an artificial lawn with corner decked patio seating area.



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.

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.