



**WAKEFIELD** | **OSSETT** | **HORBURY**  
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**01924 899 870** | **01977 798 844**



## 5 Horbury View, Ossett, Wakefield, WF5 0FA

**For Sale Freehold £575,000**

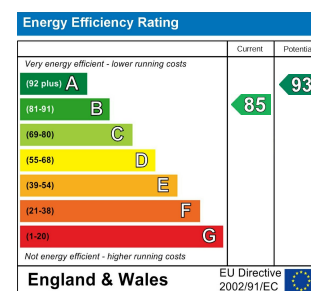
A stunning bespoke six bedroom detached family home over three floors and is built to a fantastic standard throughout, enjoying a cul-de-sac location within the sought after area of Ossett.

The property benefits from a spacious modern fitted kitchen diner, living room, modern fitted house bathroom in addition to the modern en suite shower facilities off the principal bedroom, enclosed landscaped rear garden, ample off road parking and integral garage. UPVC double glazing.

The accommodation fully comprises of reception hall, living room, downstairs w.c., spacious kitchen diner, utility room, first floor landing, four double bedrooms with the principal having en suite shower facilities and dressing area off and a stunning house bathroom/w.c., second floor landing, two further double bedrooms and modern shower room/w.c. Outside, to the front there is a block paved driveway providing ample off road parking leading to the integral garage. Attractive lawn and paved pathway. The rear garden has a paved patio area with attractive lawn enclosed by timber panelled fences.

Located within close proximity to Ossett and Horbury with fantastic shops, schools and restaurants all nearby. Local bus routes travel to Ossett, Horbury and Wakefield. The M1 motorway is a short drive away for those looking to commute further afield.

Only a full internal inspection is highly recommended.



**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.

**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



## ACCOMMODATION

### RECEPTION HALL

Composite front entrance door with UPVC double glazed frosted window to the side. Understairs storage cupboard, access to living room, kitchen diner and downstairs w.c. Staircase leading to the first floor landing. Inset spotlights to the ceiling and tiled floor with underfloor heating.



### DOWNSTAIRS W.C.

3'0" x 5'11" [0.93m x 1.81m]  
Two piece suite comprising wall hung w.c. with concealed cistern and contemporary vanity unit with wash basin and marble surround, matching upstand and chrome mixer tap. Inset spotlights, extractor vent and tiled floor with underfloor heating.

### KITCHEN DINER

12'4" x 27'4" [3.76m x 8.34m]  
Quality kitchen fitted with a range of wall and base units with chrome handles, Quartz work surfaces with matching upstands, integrated Neff oven, additional integrated Neff oven and warming place, integrated dishwasher, integrated wine cooler, Neff four ring induction hob with central gas burner set into the matching breakfast bar island unit with pop-up power points, pull-out spice rack, Neff American-style fridge/freezer, tiled floor with underfloor heating, UPVC double glazed bi-folding doors leading out to the Indian stone patio area within the rear garden, UPVC double glazed window to the rear, inset spotlights to the ceiling and timber double doors leading to the living room.



### LIVING ROOM

14'2" x 12'2" [4.33m x 3.72m]  
Walk in UPVC double glazed bay window to the front elevation, inset spotlights to the ceiling and underfloor heating.



### FIRST FLOOR LANDING

Access to four bedrooms and bathroom/w.c. Inset spotlights and stairs to second floor.

### BEDROOM ONE

12'0" x 11'0" [3.68m x 3.36m]  
UPVC double glazed window to the front, inset spotlights to the ceiling, door leading to the dressing area and door to the en suite shower room/w.c.



### DRESSING AREA

6'6" x 5'10" [2.0m x 1.78m]  
UPVC double glazed window to the front elevation, inset spotlights to the ceiling.

### EN SUITE SHOWER ROOM/W.C.

3'7" x 8'3" [1.10m x 2.53m]  
Stylish three piece suite comprising shower enclosure with glazed sliding door and chrome thermostatic dual shower with waterfall head and hose attachment, wall hung vanity unit with wash basin and chrome mixer tap and a w.c. with Villeroy and Boch concealed cistern. Fully tiled walls and floor, inset spotlights to the ceiling, UPVC double glazed frosted window to the side, chrome ladder style towel radiator and extractor vent.

### BEDROOM TWO

12'1" x 11'6" plus walk in area [3.69m x 3.53m plus walk in area]  
UPVC double glazed window to the rear, inset spotlights to the ceiling.

### BEDROOM THREE

14'8" x 7'9" [4.49m x 2.37m]  
Inset spotlights to the ceiling, UPVC double glazed window to the front elevation. Double doors providing access to the water cylinder cupboard. Airing tank.

### BEDROOM FOUR

7'10" x 12'6" max [2.39m x 3.82m max]  
Inset spotlights to the ceiling, UPVC double glazed window to the rear elevation.

### HOUSE BATHROOM/W.C.

10'5" x 5'8" [3.19m x 1.75m]  
Four piece suite comprising freestanding style panelled bath with chrome filler, large corner shower enclosure with glazed sliding doors and chrome thermostatic dual head shower with waterfall head and hose attachment, w.c. with Villeroy and Boch concealed cistern and wall hung Utopia vanity unit with wash basin and chrome mixer tap. UPVC double glazed frosted window to the rear, inset spotlights to the ceiling, fully tiled walls and floor, chrome ladder style towel radiator and extractor vent.



### SECOND FLOOR LANDING

Doors to bedrooms five and six, door to shower room/w.c.

### BEDROOM FIVE

14'9" x 12'7" [4.51m x 3.86m]  
Inset spotlights to the ceiling, sloping ceiling, UPVC double glazed Velux window to the rear and UPVC double glazed window to the front elevation.



### BEDROOM SIX

14'9" x 7'10" [4.52m x 2.40m]  
UPVC double glazed window to the front elevation, central heating radiator, UPVC double glazed Velux window to the rear elevation, pitched sloping ceiling and inset spotlights to the ceiling.

### SHOWER ROOM/W.C.

6'7" x 6'0" max [2.03m x 1.84m max]  
Stylish three piece suite comprising corner shower enclosure with glazed sliding door and chrome thermostatic dual shower with waterfall head and hose attachment, wall hung vanity unit with wash basin and chrome mixer tap and a w.c. with Villeroy and Boch concealed cistern. Fully tiled walls and floor, inset spotlights to the ceiling, UPVC double glazed frosted window to the side, chrome ladder style towel radiator, extractor vent and UPVC double glazed Velux window to the rear elevation.

### OUTSIDE

To the front there is an attractive lawned garden with block paved driveway providing off road parking and leading to the integral single garage with electric door. Outside lights. Paved pathway with low maintenance pebbled sections to either side. The rear garden has Indian stone patio area, lawn and stone built walls with timber panelled fence surrounds. Gate access to the side.



### COUNCIL TAX BAND

The council tax band for this property is F.

### 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.