



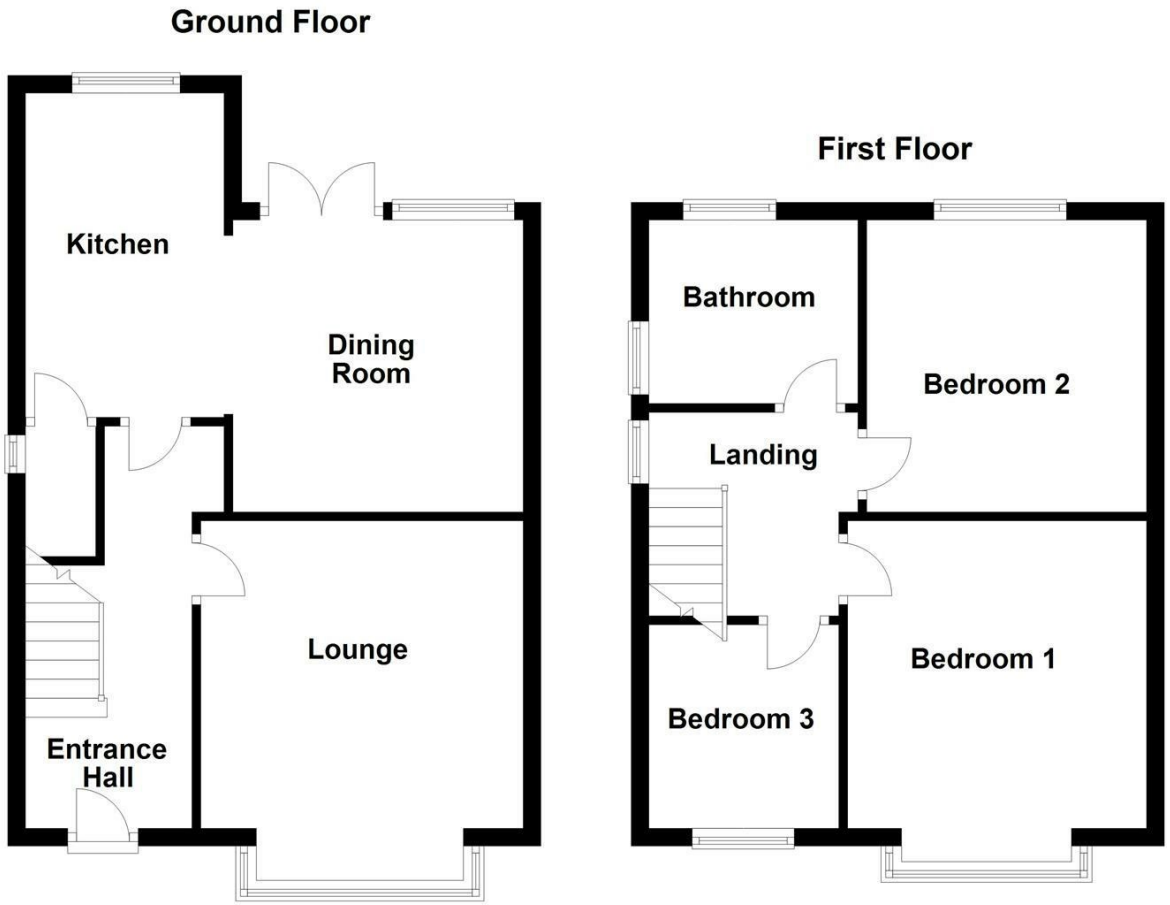
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OSSETT
01924 266 555

HORBURY
01924 260 022

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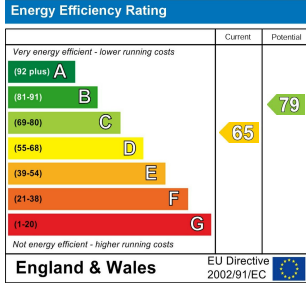
9 Spa Croft Road, Ossett, WF5 0EU
For Sale Freehold Asking Price £225,000

Occupying a corner plot position is this attractive and extended three bedroom semi detached home benefiting from UPVC double glazing and gas central heating radiator.

The accommodation comprises entrance hall, lounge, modern fitted kitchen with archway into the dining room, first floor landing, three bedrooms and the modern house bathroom/w.c. Outside lawned garden to the front, garden to the side and a low maintenance flagged garden to the rear. A driveway and garage.

Situated in a popular part of Ossett the property is well placed to local amenities including shops and good schools, local bus routes are nearby and good access to the motorway network.

Offered for sale with no chain and vacant possession, an ideal home for the growing family and offers further potential to extend, subject to the necessary consents.



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

Composite entrance door with UPVC double glazed frosted window to either side. Laminate flooring, radiator, stairs to the first floor landing, coving to the ceiling, door to the kitchen and lounge. Understairs storage.

LOUNGE

11'11" x 13'4" into bay [3.65m x 4.08m into bay]

UPVC double glazed walk in bay window to the front, coving to the ceiling, dado rail, gas fire with surround.



KITCHEN

15'4" x 6'8" [4.69m x 2.05m]

Modern fitted kitchen with a range of contemporary

cream gloss wall and base units with matching work surface over incorporating 1 1/2 sink and drainer. Drawers, integrated Bosch oven and grill, Bosch four ring electric hob with filter hood over, space for American style fridge freezer, tiled splashbacks, coving to the ceiling, UPVC double glazed window to the rear, display wall cabinets, door to downstairs pantry, archway into the dining room.



DINING ROOM

10'10" x 10'10" [3.31m x 3.31m]

UPVC double glazed French doors and window to the rear. Coving and radiator.



FIRST FLOOR LANDING

Loft access, UPVC double glazed frosted window to the side, dado rail, coving to the ceiling, doors to three bedrooms and bathroom/w.c.

BEDROOM ONE

14'1" into bay x 11'5" into wardrobe x 9'4" min [4.30m into bay x 3.49m into wardrobe x 2.87m min]

UPVC double glazed window to the front, fitted wardrobes to two walls, radiator.



BEDROOM TWO

10'7" x 10'11" [3.25m x 3.34m]

UPVC double glazed window to the rear, radiator, coving to the ceiling and storage cupboard.

BEDROOM THREE

7'4" x 6'5" [2.25m x 1.98m]

UPVC double glazed window to the front and radiator. Airing cupboard.

BATHROOM/W.C.

7'6" x 7'1" [2.29m x 2.16m]

Low flush w.c., corner panelled bath, corner shower cubicle with mixer shower and wash basin with vanity cupboards, tiled walls and floor, UPVC double glazed frosted windows to the rear and to the side, recessed ceiling spotlights and heated chrome towel radiator.



OUTSIDE

There is a lawned garden to the front with plants, trees and shrubs bordering. A side garden and a low maintenance flagged garden to the rear with a decked patio area to the rear. A rear driveway provides off road parking and leads to detached garage with up and over door. Outside timber shed.



PLEASE NOTE

The garage has door is broken.

COUNCIL TAX BAND

The council tax band for this property is C.

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.