



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.



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



16 Whitley Spring Crescent, Ossett, WF5 0RE

For Sale Freehold £285,000

Occupying a good size plot with gardens to three sides is this well appointed and attractive three bedroom semi detached home with conservatory to the rear.

With UPVC double glazing and gas central heating, the property fully comprises of entrance hall, lounge, kitchen/diner and conservatory. The first floor leads to three bedrooms (two of which are doubles) and house bathroom/w.c. Outside, a low maintenance block paved garden and driveway to the front providing off street parking leading to the garage with up and over door. There are attractive lawned gardens to the side and rear, well stocked with an array of mature plants, trees and shrubs bordering incorporating flagged patio area and timber framed shed and greenhouse.

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

A fantastic home, ideal for the growing family and offers further potential to extend, subject to planning consent. A viewing comes highly recommended.



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ACCOMMODATION

ENTRANCE HALL

Storage cupboards, radiator and door leading into the lounge.

LOUNGE

15'8" x 16'3" [4.79m x 4.96m]

UPVC double glazed window to the front, radiator, coving to the ceiling and gas fire with attractive stone surround. Oak balustrade staircase to the first floor landing, dado rail and coving to the ceiling. Door leading through into the kitchen/diner.



KITCHEN/DINER

8'11" x 16'3" [2.74m x 4.97m]

Range of modern fitted wall and base units with work surface over incorporating stainless steel sink and drainer, integrated grill and double oven, LED lighting in the skirting, tiled flooring, radiator and UPVC double glazed windows to the rear. Fully tiled walls in kitchen area, four ring stainless steel gas hob and stainless steel filter hood above. UPVC door to the conservatory



CONSERVATORY

11'11" x 9'6" [3.64m x 2.90m]

Fully UPVC double glazed on a brick built base with French doors to the side, tiled floor and fitted blinds.



FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access and doors to three bedrooms and the bathroom.

BEDROOM ONE

13'6" x 9'11" [4.14m x 3.04m]

UPVC double glazed window to the front, radiator, coving to the ceiling, fitted wardrobes to two sides of the wall, bed side cabinets and corner shelving.



BEDROOM TWO

9'10" [max] x 8'9" [min] x 11'4" [3.01m [max] x 2.67m [min] x 3.46m]

UPVC double glazed window to the rear and radiator.



BEDROOM THREE

6'0" x 9'4" [1.85m x 2.85m]

UPVC double glazed window to the front, radiator and storage area above the bulkhead.

BATHROOM/W.C.

6'3" x 7'4" [1.92m x 2.25m]

Low flush w.c., radiator, pedestal wash basin and panelled bath. Shower cubicle with mixer shower, fully tiled walls, UPVC double glazed frosted window to the rear, coving to the ceiling and spotlights to the ceiling.



OUTSIDE

To the front, a low maintenance garden comprising block paved garden and driveway providing ample off street parking leading to the garage with up and over door. Occupying a corner plot position with lawned gardens to the side and rear with plants and shrubs bordering incorporating a flagged patio area, timber framed shed and greenhouse.



SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.

COUNCIL TAX BAND

The council tax band for this property is C.

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.