



WAKEFIELD
01924 291 294

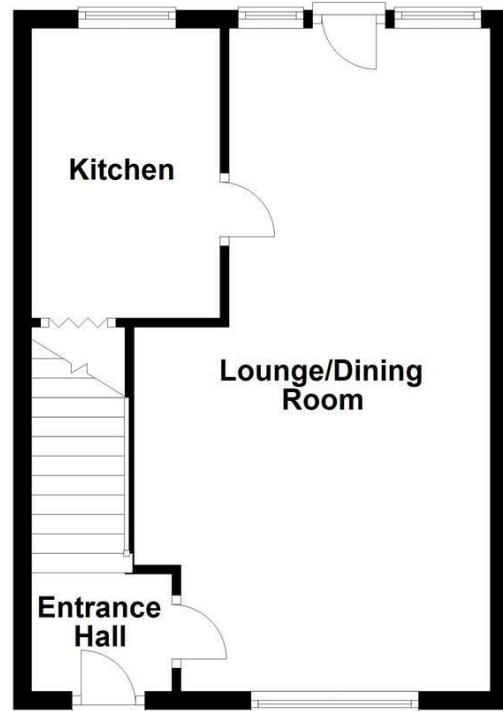
OSSETT
01924 266 555

HORBURY
01924 260 022

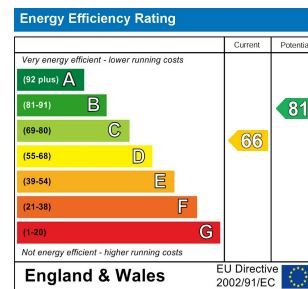
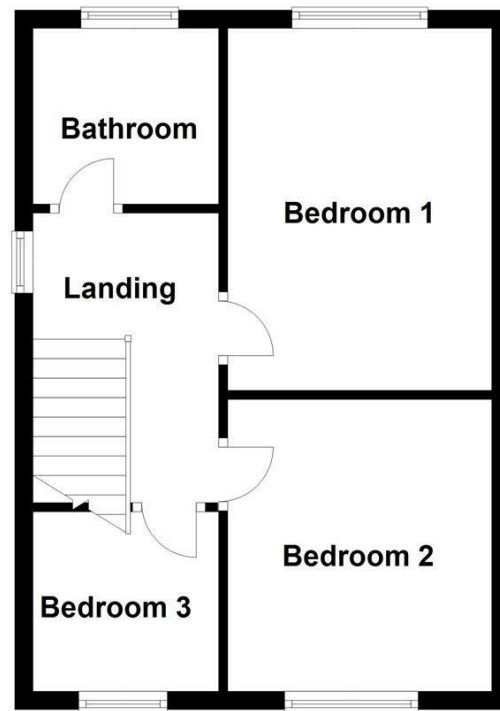
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor



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.



2 Westfield Crescent, Ossett, WF5 8HL

For Sale Freehold Guide Price £190,000 - £200,000

Well appointed throughout is this end town house with three bedrooms that benefits from patterned concrete driveway at the front, single garage, UPVC double glazing and gas central heating.

The accommodation fully comprises entrance hall, spacious lounge diner, kitchen, first floor landing, three bedrooms and modern house bathroom/w.c. Outside, there is a patterned concrete garden/driveway to the front providing off street parking for two/three vehicles and leading to the single garage. Adjacent to the side is a lawned garden area with plants and shrubs bordering, whilst to the rear there is a low maintenance stone flagged patio.

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, Ossett hosts a twice weekly market and there is good access to the motorway network.

A fantastic home ideal for the couple, family or those looking to downsize and an early viewing comes highly recommended.



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ACCOMMODATION

ENTRANCE HALL

24'8" x 10'0" max x 8'7" min [7.54m x 3.07m max x 2.64m min]

Composite entrance door, laminate flooring, radiator, staircase to the first floor landing, door into the lounge diner.

LOUNGE DINER

7.54m x 3.07m max x 2.64m min

UPVC double glazed window to the front, UPVC door to the rear with double glazed windows to either side, two radiators, wall mounted electric fire, coving to the ceiling, door into the kitchen.



KITCHEN

9'4" x 6'4" [2.86m x 1.94m]

A range of wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer with mixer tap, integrated oven and grill, four ring electric hob, plumbing for washing machine, space for fridge and freezer, boiler, folding door to the pantry, tiled effect flooring.



FIRST FLOOR LANDING

Loft access, UPVC double glazed window to the side, doors to three bedrooms and bathroom/w.c.

BATHROOM/W.C.

5'11" x 7'7" [1.81m x 2.32m]

Low flush w.c. with concealed cistern, wash basin with panelled bath with mixer shower, tiled walls and floor, heated chrome towel radiator, UPVC double glazed frosted window to the rear, recess ceiling spotlights.



BEDROOM ONE

9'1" x 13'10" [2.78m x 4.24m]

A range of fitted wardrobes to two walls, UPVC double glazed window to the rear and radiator.



BEDROOM TWO

9'10" x 8'9" [3.02m x 2.69m]

UPVC double glazed window to the front, radiator.

BEDROOM THREE

6'3" x 6'9" [1.93m x 2.07m]

UPVC double glazed window to the front, radiator.

OUTSIDE

A low maintenance flagged garden to the rear. To the front there is patterned concrete driveway at the front providing off road parking for two/three

vehicles and a garage with up and over door. Lawned garden at the side adjacent to the property.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property: "It's a quiet neighbourhood, all the neighbours are very friendly and we have found it a lovely safe place to live for the past 18 years."

COUNCIL TAX BAND

The council tax band for this property is B

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.