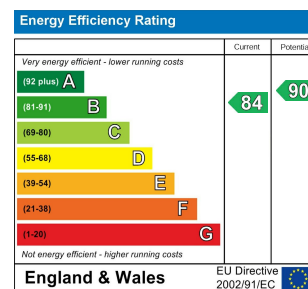
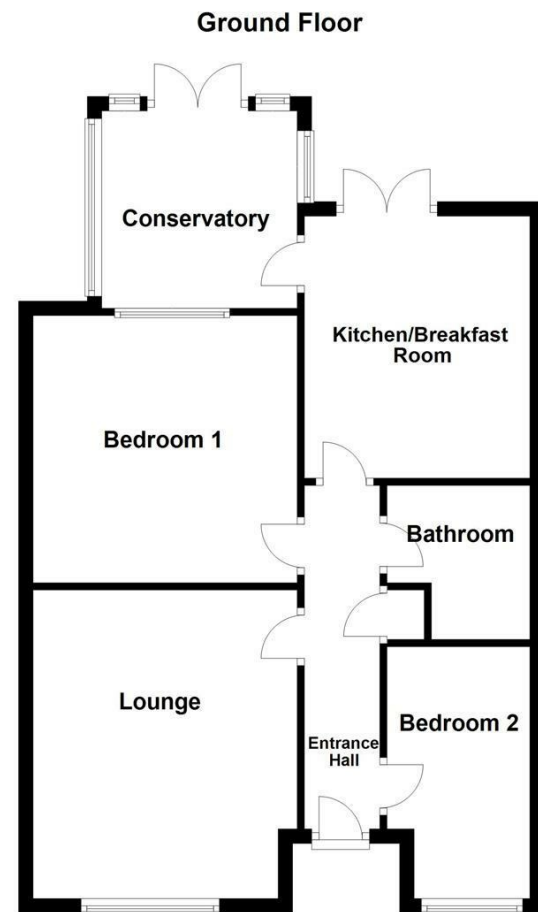




**WAKEFIELD** | **OSSETT** | **HORBURY**  
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**IMPORTANT NOTE TO PURCHASERS**

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.



**54 Whitley Spring Crescent, Ossett, WF5 0RF**

**For Sale Freehold £259,950**

Deceptive from the main roadside is this superbly appointed two bedroom semi detached bungalow benefiting from UPVC double glazing and gas central heating.

The property fully comprises of entrance hall, lounge, two bedrooms, modern fitted shower, contemporary kitchen/breakfast room and conservatory. Outside to the front is a good sized lawned garden with driveway to the side providing ample off road parking leading to the detached garage with up and over door. To the rear, an attractive low maintenance flagged garden enjoying a good degree of privacy.

The property is well placed to local amenities including shops and schools with local bus routes nearby and Ossetts twice weekly market. There is good access to the motorway network for those looking to travel further afield.

An ideal property for the working couple, small family or those looking to downsize and an early viewing comes highly recommended.

**OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK**







## ACCOMMODATION

### ENTRANCE HALL

Loft access, airing cupboard, radiator and doors to two bedrooms, kitchen/breakfast room, bathroom and lounge.

### BEDROOM TWO

6'11" (max) x 6'3" (min) x 10'11" [2.11m (max) x 1.92m (min) x 3.35m]

Coving to the ceiling, radiator and UPVC double glazed window to the front.



### LOUNGE

11'10" x 14'0" [3.63m x 4.28m]

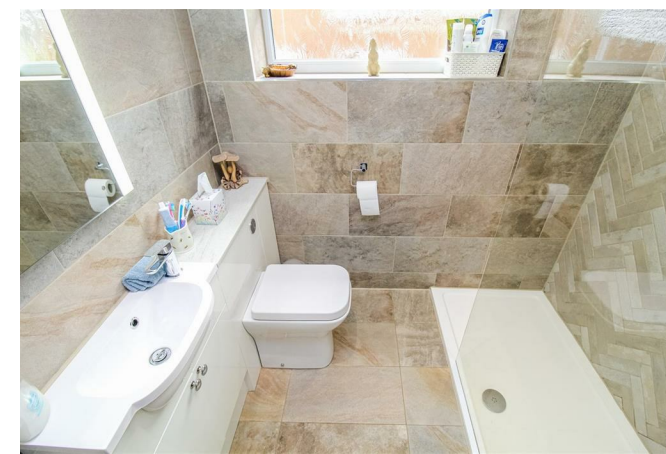
Feature multi fuel burner with exposed brick back and stone hearth, radiator, UPVC double glazed window to the front and coving to the ceiling.



### SHOWER ROOM/W.C.

6'8" x 6'9" [2.05m x 2.07m]

Concealed low flush w.c., wash basin with vanity cupboards, walk in shower with mixer shower and separate attachment. Recess ceiling spotlights, heated chrome towel radiator, fully slate tiled walls and floor. UPVC double glazed frosted window to the side.



### BEDROOM ONE

11'10" x 9'10" up to fitted wardrobes [3.62m x 3.02m up to fitted wardrobes]

Coving to the ceiling, UPVC double glazed window to the rear, radiator and quality fitted bespoke wardrobes to one wall.



### KITCHEN/BREAKFAST ROOM

11'8" x 10'0" [3.57m x 3.06m]

Range of quality fitted solid wood soft close wall and base units with matching work surface over incorporating 1 1/2 stainless steel sink and drainer, integrated Neff double oven and grill, integrated fridge and freezer, plumbing for a washing machine, Hotpoint four ring touch screen electric hob with contemporary filter hood above. Under plinth lighting, integrated combi microwave, island bar with work surface over base units, laminate floor, contemporary portrait radiator and recess ceiling spotlights. UPVC double glazed French doors to the rear and door to conservatory.



### CONSERVATORY

9'5" x 10'1" [2.89m x 3.08m]

Fully UPVC double glazed on a brick built base with French doors to the rear and wood effect floor.



### OUTSIDE

To the front of the property is lawned garden and driveway to the side providing ample off street parking leading to the concrete sectional detached garage with up and over door. An attractive stone flagged garden to the rear, ideal for entertaining purposes and enjoying a good degree of privacy with plants and shrubs bordering.



### SOLAR PANELS

The property benefits from a system of solar panels that is subject to a lease arrangement through A Shade Greener. A full copy of our lease is available within our office.

### COUNCIL TAX BAND

The council tax band for this property is B.

### FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

### 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.