

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



43 Whitley Spring Crescent, Ossett, WF5 0RF

For Sale Freehold £219,950

Situated close to Ossett town centre and ideally located for local schools is this well presented three bedroom semi detached family home benefitting from driveway parking, detached garage and front and rear gardens.

With UPVC double glazing and gas central heating, the property briefly comprises of entrance hall, living room and kitchen/diner. The first floor landing leads to three bedrooms and four piece suite house bathroom/w.c. Outside to the front there is a lawned garden and driveway running down the side of the property through a timber gate providing access to the detached garage. To the rear there is a flagged patio seating area leading to split level lawn with further lawn surrounded by wood fencing.

The property is ideally located for all local shops and amenities and is within walking distance to local schools. The M1 motorway network is only a short distance away, perfect for those looking to commute further afield for work.

Simply a fantastic family home and only a full internal inspection will reveal all that's on offer at this quality home. A viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

15'10" x 13'5"

Stairs to the first floor and door through to the living room.

LIVING ROOM

15'10" x 13'5" [4.84m x 4.10m]

UPVC double glazed window to the front elevation, two central heating radiators and feature gas fireplace with wood surround. Door leading through to the kitchen and built in storage cupboard under the stairs.



KITCHEN/DINING ROOM

16'2" x 9'6" [4.94m x 2.90m]

Two UPVC double glazed windows to the rear elevation, central heating radiator. Fitted kitchen with an array of wall and base units for storage with black laminate work tops, integrated oven with gas hob and cooker hood. Stainless steel sink and drainer unit, integrated fridge/freezer, space for a washing machine and spotlights to the ceiling.



FIRST FLOOR LANDING

UPVC double glazed frosted window to the side elevation, access to three bedrooms and family bathroom.

BEDROOM ONE

14'7" x 9'10" [4.45m x 3.01m]

UPVC double glazed window to the front elevation, central heating radiator and spotlights to the ceiling.



BEDROOM TWO

11'7" x 8'6" [3.54m x 2.61m]

UPVC double glazed window to the rear elevation and central heating radiator.



BEDROOM THREE

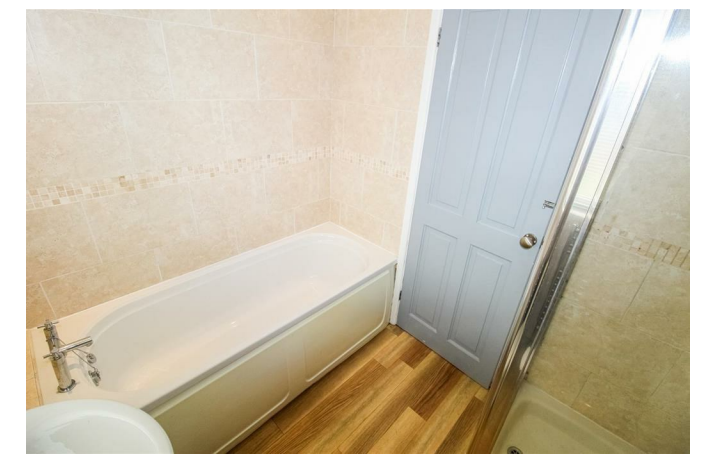
10'5" [max] x 6'2" [3.19m [max] x 1.88m]

UPVC double glazed window to the front elevation, central heating radiator and built in storage over the bulkhead.

BATHROOM/W.C.

7'1" x 6'2" [2.18m x 1.90m]

UPVC double glazed frosted window to the rear elevation, four piece suite comprising corner shower cubicle with wall mounted shower, bath and low flush w.c. Chrome style ladder radiator, fully tiled walls and spotlights to the ceiling.



OUTSIDE

To the front of the property there is a lawned garden with driveway parking providing off road parking for several vehicles leading to a timber gate providing access to detached garage with up and over door. Whilst to the rear, there is a flagged patio seating area leading to split level lawn with further lawn surrounded by wood fencing.



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.