



WAKEFIELD  
01924 291 294

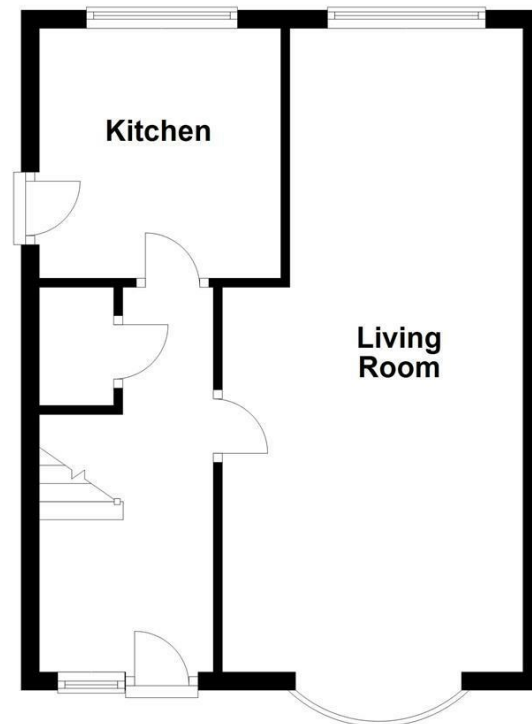
OSSETT  
01924 266 555

HORBURY  
01924 260 022

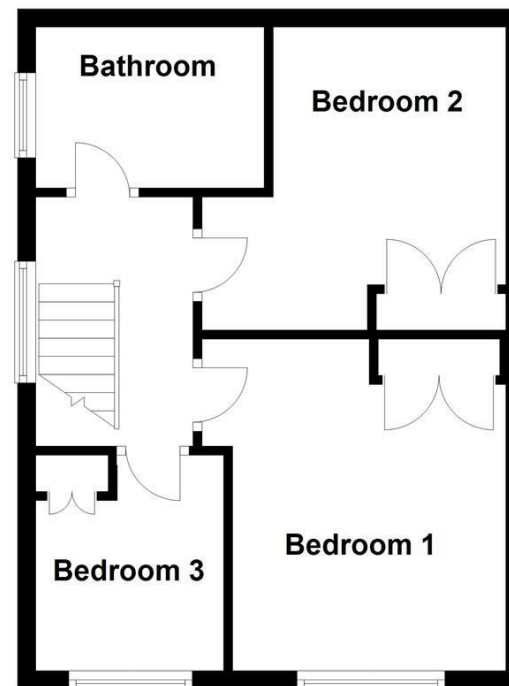
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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.



**20 Wheatroyd Crescent, Ossett, WF5 8NQ**

**For Sale Freehold £260,000**

This immaculately presented three bedroom semi detached home is set in this highly sought after residential part of Ossett nestled in a pleasant cul-de-sac location.

The accommodation briefly comprises of the light and airy entrance hall, spacious through lounge/diner and fitted kitchen. The first floor landing leads to three bedrooms and the house bathroom/w.c. Externally the property benefits from attractive front and rear gardens, as well as a driveway to the side providing ample off street parking.

Tucked away in this desirable spot within Ossett with open fields beyond the property, ideal for countryside walks, yet within easy reach of the ample amenities on offer within Ossett itself including shops, eateries, doctors surgery and highly regarded local schools. Ossett is well placed for easy access to the M1 motorway network and is a short drive from Wakefield city centre.

The property has been maintained to an excellent standard and offers ready to move into accommodation, enviably offered with no onward chain.



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





#### KITCHEN

8'10" x 8'7" [2.71m x 2.62m]

Range of wall and base units with complementary laminate work surface over incorporating single bowl stainless steel sink and drainer unit with swan neck chrome mixer tap, in built electric oven with four ring gas hob, stainless steel splash back and extractor hood. Space and plumbing for an under counter automatic washing machine, tiled splash backs and tiled flooring. UPVC double glazed window to the rear, UPVC double glazed side door and useful understairs storage cupboard with built in shelving.

#### FIRST FLOOR LANDING

Doors to three bedrooms and the house bathroom. UPVC double glazed window to the side and loft hatch to part boarded loft with easy fitted ladder access.

#### BEDROOM ONE

10'7" x 12'4" [3.24m x 3.77m]

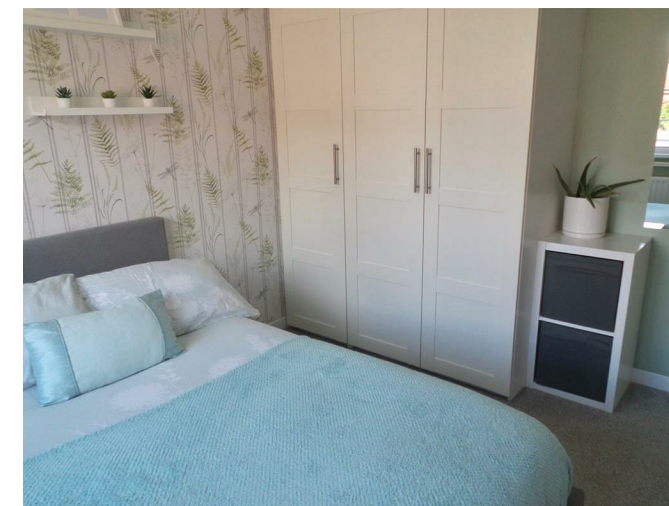
UPVC double glazed window to the front, double central heating radiator, carpeted flooring, coving to the ceiling and fitted wardrobes.



#### BEDROOM TWO

10'11" x 8'11" plus recess [3.35m x 2.74m plus recess]

UPVC double glazed window to the rear, double central heating radiator, coving to the ceiling and fitted wardrobes.



#### BEDROOM THREE

6'6" x 8'3" [2.0m x 2.52m]

UPVC double glazed window to the front, carpeted flooring, coving to the ceiling, double central heating radiator and fitted wardrobes.

#### BATHROOM/W.C.

5'7" x 8'2" [1.71m x 2.50m]

White three piece suite comprising panelled bath with hand held shower attachment and glazed screen, low flush w.c. and pedestal wash hand basin. Tiled flooring, part tiled walls, central heating radiator and UPVC double glazed frosted windows to the rear and side.



#### OUTSIDE

To the front of the property is an attractive and well maintained low maintenance garden with paved pathway, gravelled area and bed borders surrounding. A tarmac driveway provides ample off street parking leading down the side of the property. To the rear is a well kept garden which is mainly lawned with bed borders, useful shed for storage with fence boundaries.



#### 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.

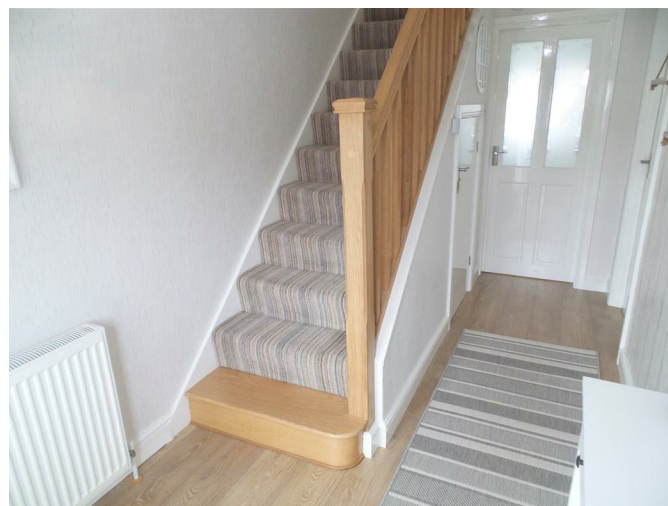
#### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

#### ACCOMMODATION

##### ENTRANCE HALL

UPVC double glazed front entrance door with adjacent window leading into the spacious, light and airy entrance hall. Quality wood effect laminate flooring, double central heating radiator, stairs leading to the first floor with solid oak banister, useful understairs storage cupboard, coving to the ceiling and doors leading through to the kitchen and spacious living room.



##### LIVING ROOM

10'9" [max] x 23'1" [3.3m [max] x 7.05m]

UPVC double glazed bow window to the front, UPVC double glazed window to the rear, double central heating radiator, television point, coving to the ceiling and feature fireplace with gas fire inset. The dining area comprises of wood effect flooring and central heating radiator.

