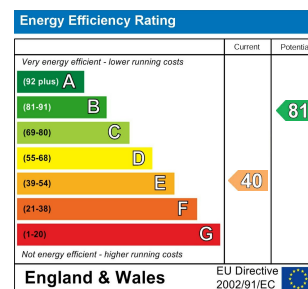
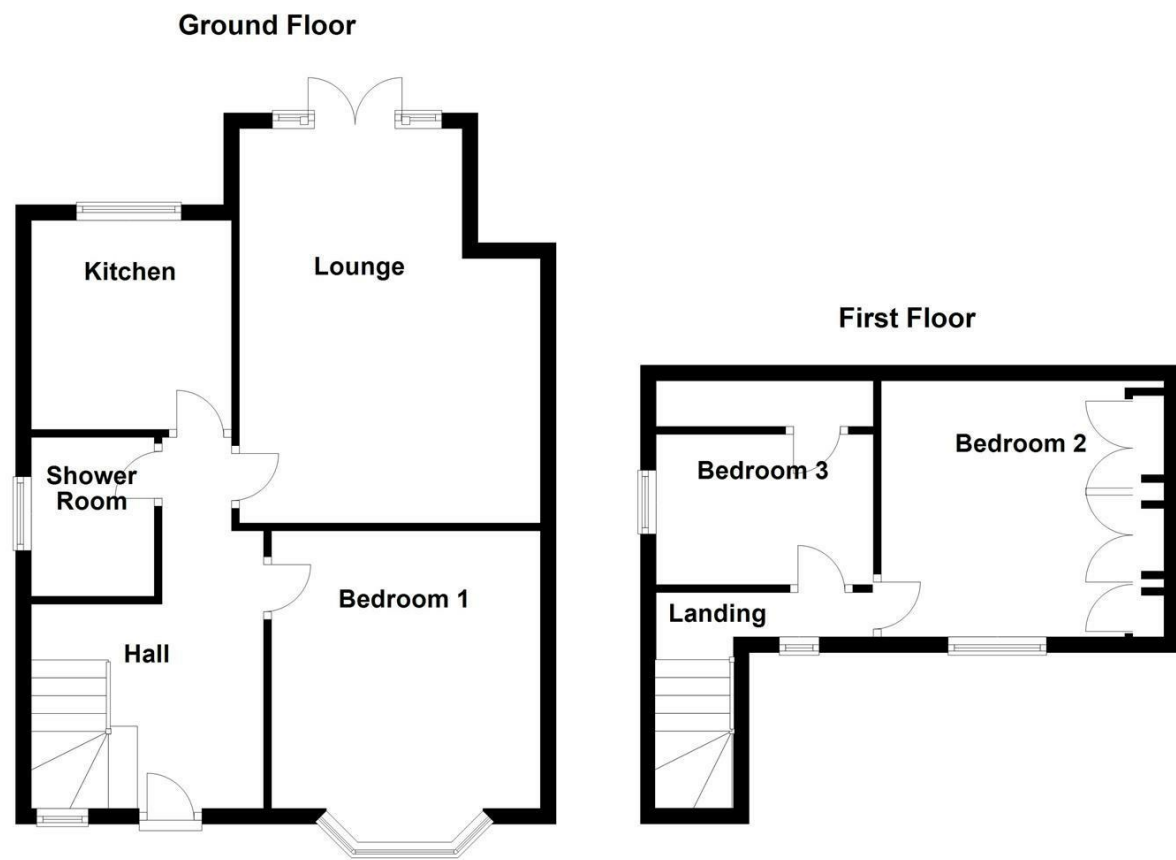




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



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.



31 Spa Croft Road, Ossett, WF5 0EY
For Sale Freehold Offers Over £245,000

Recently renovated to a high standard is this well presented three bedroom semi detached bungalow benefitting from driveway parking, garage and good sized rear garden.

The property briefly comprises of the entrance hall, extended lounge, kitchen, downstairs bedroom and shower room/w.c. The first floor landing leads to two further bedrooms. Externally there is a driveway running down the side of the property for up to three vehicles leading to the detached garage. To the rear is a good sized garden with patio seating.

The property is ideally located for all local shops and amenities that Ossett has to offer including local schools. It is also close to the motorway network, perfect for those looking to commute further afield.

A viewing comes highly recommended to appreciate the accommodation on offer and to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

Doors to the lounge, kitchen, downstairs bedroom and shower room.

LOUNGE

16'6" x 12'6" [5.04m x 3.82m]

UPVC double glazed French doors to the rear garden with window panels either side, herringbone style flooring, central heating radiator and built in media wall.



KITCHEN

8'8" x 8'7" [2.65m x 2.64m]

Range of modern wall and base units with wood effect work surface over, integrated oven with induction hob and cooker hood. Sink and drainer unit and integrated fridge/freezer.

BEDROOM ONE

11'6" x 11'3" [3.53m x 3.44m]

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



SHOWER ROOM/W.C.

6'7" x 2'3" [2.02m x 0.69m]

Three piece suite comprising wall mounted shower over the bath, vanity wash hand basin with mixer tap and low flush w.c. UPVC double glazed frosted window to the side elevation.



FIRST FLOOR LANDING

UPVC double glazed window to the front elevation and doors to two bedrooms.

BEDROOM TWO

9'11" x 9'10" [3.04m x 3.01m]

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



BEDROOM THREE

8'11" x 6'4" [2.73m x 1.94m]

UPVC double glazed window to the side, built in storage in the eaves and central heating radiator.

OUTSIDE

To the front of the property is a pebbled border to one side and driveway leading down the side of the property for three vehicles with detached garage with up and over door. To the rear is a good sized garden with patio area.



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.