



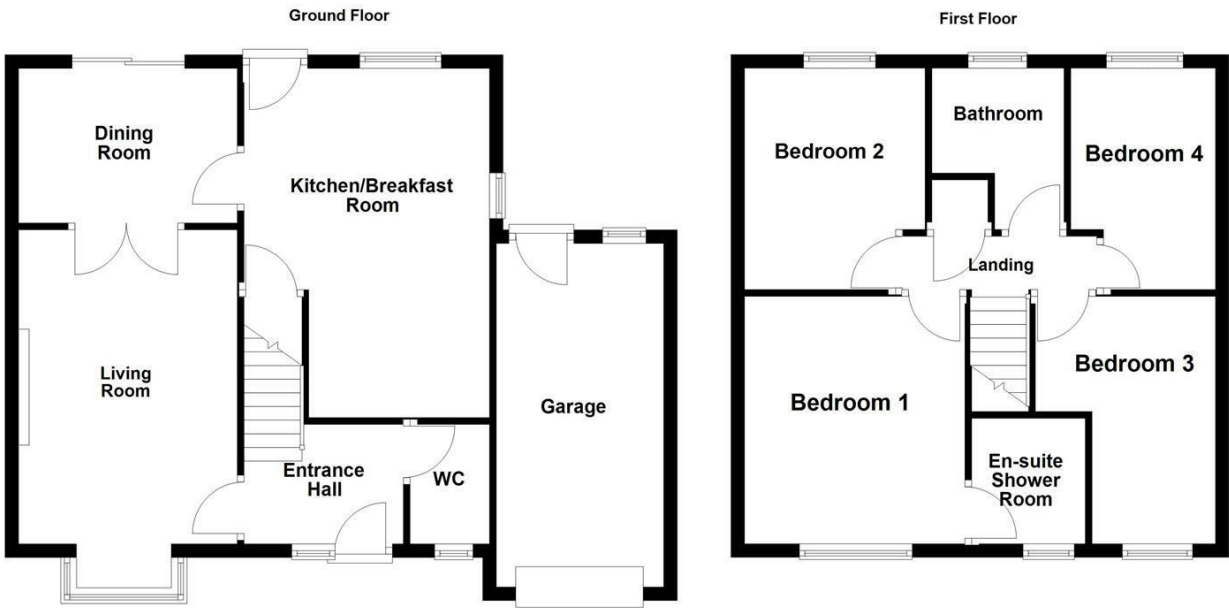
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



15 Crown Point Road, Ossett, WF5 8RG

For Sale Freehold Offers Over £420,000

Situated in a sought after development is this four bedroom detached home sitting on a substantial plot benefitting from off road parking for two vehicles, garage and a good sized enclosed rear garden.

The property briefly comprises of the entrance hall, downstairs w.c., kitchen/breakfast room, dining room and living room. The first floor landing leads to four bedroom [main bedroom with en suite facilities] and the house bathroom. Outside to the front is a lawned garden and driveway providing off road parking leading to the single attached garage. To the rear is an enclosed lawned garden with paved patio area, perfect for outdoor dining and entertaining.

Situated close to Ossett town centre, the property is ideally located for all local shops and amenities. Whilst only being a short drive away from the motorway network, for those looking to commute further afield.

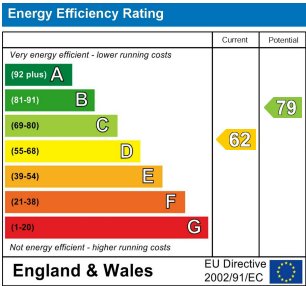
The property would make a superb home and a viewing is highly recommended to truly appreciate everything on offer.

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.

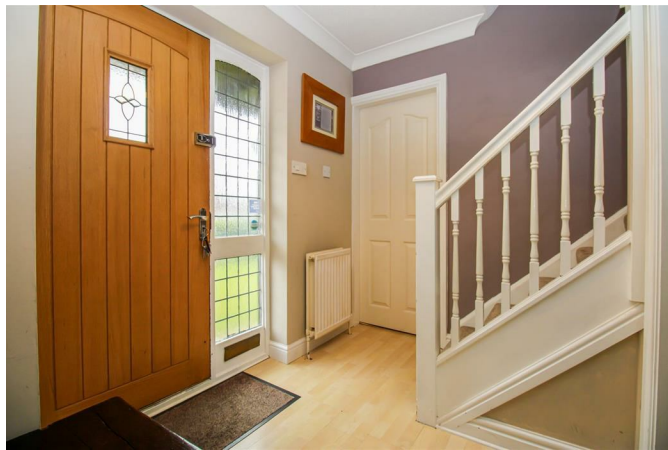
CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



ACCOMMODATION

ENTRANCE HALL

Timber framed front entrance door, coving to the ceiling, central heating radiator, stairs to the first floor landing and doors to the living room, kitchen/breakfast room and downstairs w.c.



W.C.

5'9" x 3'10" [1.76m x 1.17m]

Timber framed double glazed frosted window to the front, central heating radiator, spotlights, low flush w.c. and pedestal wash basin.

KITCHEN/BREAKFAST ROOM

16'11" x 11'11" [max] x 8'9" [min] [5.16m x 3.65m [max] x 2.68m [min]]

Range of wall and base units with laminate work surface over, stainless steel 1 1/2 sink and drainer with mixer tap and tiled splash back. Integrated oven with electric hob and stainless steel extractor hood. Integrated dishwasher, integrated fridge/freezer and integrated washing machine. Door to the dining room, timber framed windows to the side and rear, central heating radiator, access to the understairs storage cupboard and door to the rear garden.

DINING ROOM

7'6" x 11'9" [2.3m x 3.6m]

Coving to the ceiling, set of double doors through to the living room, set of sliding doors to the rear garden and central heating radiator.

LIVING ROOM

15'3" x 10'7" [max] x 10'2" [min] [4.65m x 3.25m [max] x 3.12m [min]]

Timber framed double glazed box window to the front, central heating radiator, coving to the ceiling, gas fireplace with marble hearth, surround and mantle. Double doors through to the dining room.



FIRST FLOOR LANDING

Loft access with pull out ladder to the board loft, doors to a storage cupboard, four bedrooms and house bathroom.

BEDROOM ONE

10'9" x 11'11" [3.3m x 3.65m]

Central heating radiator, timber framed double glazed window to the front and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

5'11" x 5'6" [1.81m x 1.68m]

Three piece suite comprising low flush w.c., ceramic wash basin with mixer tap and shower cubicle with overhead shower and shower screen. Timber framed double glazed frosted window to the front and chrome ladder style radiator.



BEDROOM TWO

8'9" x 10'9" [max] x 7'10" [min] [2.68m x 3.3m [max] x 2.4m [min]]

Timber framed double glazed window to the rear and central heating radiator.



BEDROOM THREE

11'11" x 8'10" [max] x 6'0" [min] [3.65m x 2.7m [max] x 1.83m [min]]

Fitted wardrobe, central heating radiator and timber framed double glazed window to the front.

BEDROOM FOUR

10'9" x 7'3" [max] x 5'6" [min] [3.3m x 2.22m [max] x 1.7m [min]]

Timber framed double glazed window to the rear and central heating radiator.

BATHROOM/W.C.

7'9" x 6'4" [max] x 3'11" [min] [2.38m x 1.94m [max] x 1.21m [min]]

Three piece suite comprising low flush w.c., pedestal wash basin with mixer tap and P-shaped bath with mixer tap and shower head attachment. Timber framed double glazed frosted window to the rear and chrome ladder style radiator.



OUTSIDE

To the front the garden is laid to lawn and driveway providing off road parking for two vehicles leading to the single attached garage [5.12m x 2.58m] with manual roller door, power and light. To the rear is a good sized lawned garden with planted borders incorporating mature trees and paved patio area, perfect for outdoor dining and entertaining and fully enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is E.

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.