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 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	



23 Whitley Spring Crescent, Ossett, WF5 0RE

For Sale Freehold £289,950

A fantastic opportunity to purchase this three bedroom semi detached property renovated to an extremely high standard throughout boasting driveway parking and an attractive landscaped rear garden with composite garden room.

The property briefly comprises of the entrance hall, spacious living room, modern fitted kitchen and sun room. The first floor landing leads to three well proportioned bedrooms and four piece house bathroom. Outside to the front is a driveway providing off road parking for three vehicles with electric car charging port. To the rear is an attractive enclosed garden with Indian stone paved patio areas with substantial composite garden room and artificial lawn.

Situated in a popular part of Ossett, the property is well placed to local amenities including shops and good schools, with local bus routes nearby and having great access to the motorway network.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, Amtico flooring, contemporary radiator, stairs to the first floor landing, coving to the ceiling and doors to the cloakroom cupboard and living room.

LIVING ROOM

11'6" [min] x 13'1" [max] x 15'9" [3.53m [min] x 4.01m [max] x 4.82m]
Amtico flooring, contemporary radiator, UPVC double glazed bow window overlooking the front aspect, coving to the ceiling and doors to the understairs storage. Door to the kitchen.



KITCHEN

8'11" x 16'4" [2.74m x 4.99m]
Range of modern wall and base units with quartz work surface over, 1 1/2 stainless steel sink and drainer with swan neck boiling water mixer tap, integrated oven and grill with microwave oven, induction hob and cooker hood. Integrated fridge/freezer, integrated washing machine, integrated dryer and integrated dishwasher. Inset spotlights, coving to the ceiling, contemporary radiator, UPVC double glazed windows to the rear aspect and an archway providing access into the sun room.



SUN ROOM

10'7" x 9'2" [3.24m x 2.81m]
UPVC double glazed windows on three sides, a set of UPVC double glazed French doors leading to the rear garden, central heating radiator, karndean flooring and pitch sloping ceiling with inset spotlights.



FIRST FLOOR LANDING

Coving to the ceiling, loft access, UPVC double glazed window overlooking the side elevation and doors to three bedrooms and bathroom.

BEDROOM ONE

13'7" x 9'10" [4.15m x 3.02m]
UPVC double glazed window overlooking the front elevation, contemporary radiator, coving to the ceiling and range of fitted wardrobes, cupboards and bedside cabinets.



BEDROOM TWO

10'0" [max] x 8'6" [min] x 9'4" [3.06m [max] x 2.60m [min] x 2.86m]
Range of fitted wardrobes, coving to the ceiling, contemporary radiator and UPVC double glazed window overlooking the rear elevation.



BEDROOM THREE

9'4" [max] x 6'3" [min] x 6'0" [2.86m [max] x 1.93m [min] x 1.84m]
Coving to the ceiling, contemporary radiator, UPVC double glazed window overlooking the front elevation and double built in wardrobe.

BATHROOM/W.C.

6'1" x 7'3" [1.87m x 2.21m]
Four piece suite comprising enclosed shower cubicle with mixer shower, low flush w.c, panelled bath with mixer tap and shower attachment, vanity wash basin with mixer tap. Inset spotlights, UPVC double glazed frosted window overlooking the rear elevation, extractor fan, chrome ladder style radiator and laminate floor.



OUTSIDE

To the front of the property is a driveway providing off road parking for three vehicles with electric car charging port. To the rear is an Indian stone paved patio area, perfect for entertaining and dining purposes with steps leading up to a second Indian stone paved patio with composite garden room and artificial lawn, surrounded by timber fencing. There is a rear gate leading to a communal lawned area behind the property.



GARDEN ROOM

Aluminium double glazed sliding patio doors, UPVC double glazed window to the front, inset spotlights, wall mounted electric fireplace and LVT flooring.

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.