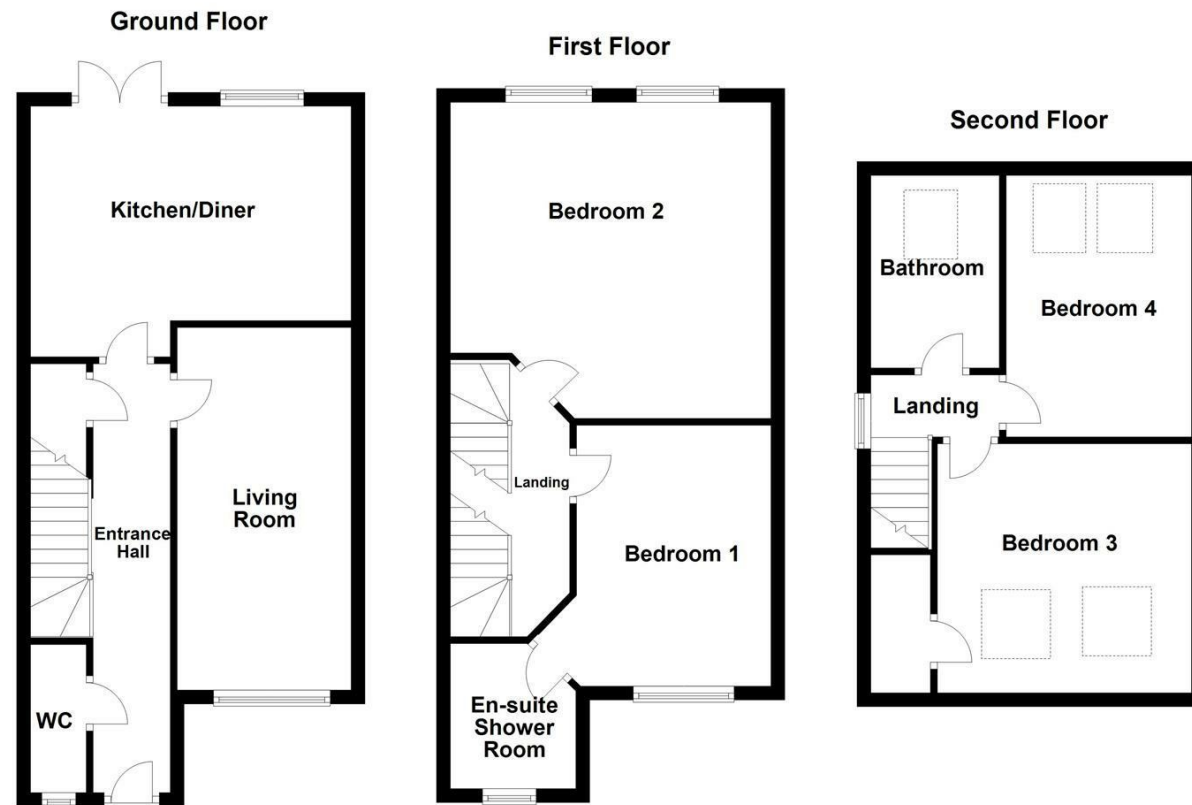




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## 12 Springwell Road, Ossett, WF5 0QZ

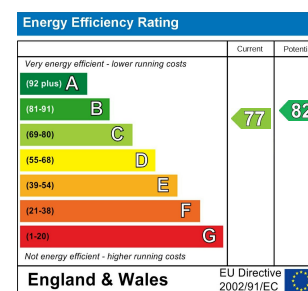
**For Sale Freehold £300,000**

Situated in the highly sought after area of Ossett, this spacious and well presented four bedroom semi detached home offers accommodation set over three floors benefiting from a driveway providing off road parking for three vehicles and an enclosed landscaped rear garden.

The ground floor comprises a welcoming entrance hall with a convenient downstairs w.c., a generous living room, and a contemporary fitted kitchen/diner. To the first floor, the landing provides access to two bedrooms, including the principal bedroom which features a modern en suite shower room. A further staircase leads to the second floor, where two additional well proportioned bedrooms and the house bathroom can be found. Externally, the property boasts a driveway to the front, offering off street parking for three vehicles. To the rear is a beautifully landscaped, enclosed garden featuring a lawned area, elegant porcelain paving and a decked patio, ideal for outdoor dining and entertaining.

Located close to a range of local amenities including well regarded schools and shops, the property also offers excellent commuter links with easy access to the motorway network.

An internal inspection is essential to fully appreciate the quality and space on offer. Early viewing is highly recommended.



### 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.

### 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



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## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door, stairs to the first floor landing with understairs storage cupboard, doors to the downstairs w.c., living room and kitchen/diner.

### W.C.

2'8" x 7'1" (0.82m x 2.16m)

Low flush w.c., pedestal wash basin with mixer tap and tiled splash back. UPVC double glazed frosted window to the front and central heating radiator.

### LIVING ROOM

16'2" x 7'7" (4.95m x 2.33m)

Previously the garage, but converted into living room. UPVC double glazed window to the front and central heating radiator.



### KITCHEN/DINER

15'3" x 12'0" (max) x 10'10" (min) (4.67m x 3.67m (max) x 3.31m (min))

Range of modern wall and base units with quartz work surface over incorporating 1 1/2 sink and drainer with mixer tap, integrated oven with four ring gas hob and stainless steel extractor hood. Space and plumbing for a washing machine and dishwasher. Space for a fridge/freezer, UPVC double glazed window and a set of French doors to the rear garden, spotlights, coving to the ceiling and central heating radiator.



### FIRST FLOOR LANDING

Stairs to the second floor landing, doors to two bedrooms and central heating radiator.

### BEDROOM ONE

12'4" x 9'2" (max) x 9'3" (min) (3.76m x 2.8m (max) x 2.82m (min))

Coving to the ceiling, central heating radiator, UPVC double glazed window to the front and door to the en suite shower room.



### EN SUITE SHOWER ROOM/W.C.

6'1" x 6'6" (max) x 4'1" (min) (1.87m x 2.0m (max) x 1.25m (min))

Modern three piece suite comprising low flush w.c., pedestal wash basin with mixer tap and shower cubicle with mains overhead shower and shower screen. UPVC double glazed frosted window to the front, chrome ladder style radiator, spotlights and extractor fan.

### BEDROOM TWO

15'5" x 15'1" (max) x 10'4" (min) (4.7m x 4.62m (max) x 3.16m (min))

Two UPVC double glazed windows to the rear and two central heating radiators.



### SECOND FLOOR LANDING

Doors to two further bedrooms and the house bathroom.

### BEDROOM THREE

12'1" x 11'5" (3.7m x 3.5m)

Two velux skylights, central heating radiator and access to the storage eaves.

### BEDROOM FOUR

12'5" x 8'8" (3.8m x 2.65m)

Two velux skylights and central heating radiator.

### BATHROOM/W.C.

6'4" x 6'7" (1.95m x 2.03m)

Three piece suite comprising low flush w.c., pedestal wash basin with mixer tap and panelled bath with overhead shower and shower screen. Velux frosted skylight, spotlights, extractor fan and chrome ladder style radiator.



### OUTSIDE

To the front of the property is a pebbled garden and a driveway providing off road for three vehicles. To the rear is an attractive lawned garden incorporating porcelain paved and decked patio areas, perfect for outdoor dining and entertaining, fully enclosed by walls and timber fencing.



### COUNCIL TAX BAND

The council tax band for this property is D.

### 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.