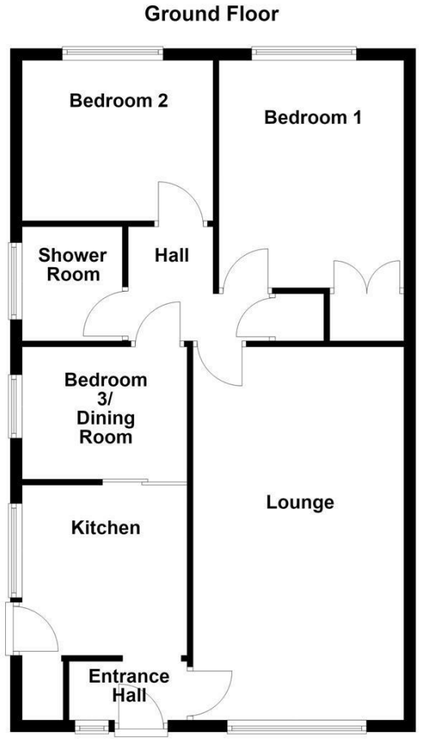
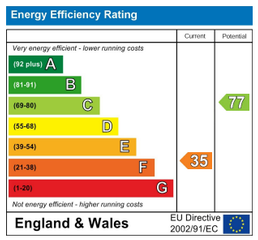




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

Richard Kendall Estate Agent

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



13 Spring View, Ossett, WF5 0QB

For Sale Freehold £250,000

Occupying a substantial corner plot within easy reach of Ossett town centre is this spacious and versatile two/three bedroom semi detached bungalow. Offering flexible single storey accommodation, generous gardens and ample off road parking, the property presents an excellent opportunity for those looking to create a home tailored to their individual requirements.

The accommodation comprises a welcoming entrance hall leading into a spacious living room and fitted kitchen. An inner hallway provides access to two well proportioned bedrooms, a shower room and a further versatile reception room, currently utilised as a dining room but equally suitable for use as a third bedroom if required. Externally, the property occupies a particularly generous corner plot, with driveway parking extending to the front and side. Low maintenance garden areas complement a substantial lawned rear garden, which also incorporates a paved patio and space for a garden shed, providing plenty of opportunity for outdoor dining, gardening and relaxation. The size and layout of the plot may also provide exciting potential to extend or further enhance the existing accommodation, subject to the necessary planning permissions and consents.

Conveniently positioned for the excellent range of shops, amenities and services available within Ossett town centre, the property is also within easy reach of the town's popular twice weekly market. Regular bus services provide convenient connections into Wakefield and surrounding areas.

Offering flexible accommodation, a substantial plot and excellent potential, an early viewing is highly recommended to fully appreciate all that this appealing bungalow has to offer.



ACCOMMODATION

ENTRANCE HALL
Storage heater, UPVC front entrance door with frosted glazed panels leading into the main hallway, which provides access to the lounge and kitchen.

LOUNGE
20'9" x 11'8" (6.33m x 3.58m)
UPVC double glazed window overlooking the front elevation and feature electric fireplace with decorative surround. Door providing access through to the inner hallway.

KITCHEN
9'6" x 9'1" (2.90m x 2.79m)
Composite side entrance door providing external access, together with a UPVC double glazed window. Fitted with a range of wall and base units providing useful storage, incorporating a sink and drainer unit. Integrated electric hob and oven with extractor hood above, space and plumbing for a washing machine and space for a fridge freezer. Useful built-in storage cupboard and door leading through to the dining room/bedroom three.



BEDROOM THREE/DINING ROOM
9'2" x 7'2" (2.81m x 2.20m)
UPVC double glazed window overlooking the side elevation. Currently utilised as a dining room but offering flexibility for use as a third bedroom. Door providing access to the inner hallway.



INNER HALLWAY
Storage heater, useful built-in storage cupboard and access to the shower room and two further bedrooms.

SHOWER ROOM/W.C.
6'4" x 5'6" (1.95m x 1.70m)
Frosted UPVC double glazed window overlooking the side elevation. Fitted with a three piece suite comprising corner shower enclosure with wall mounted shower, wash basin with mixer tap and low flush W.C. Fully tiled walls.



BEDROOM ONE
12'8" x 10'4" (3.87m x 3.16m)
UPVC double glazed window overlooking the rear elevation and useful built-in storage cupboard.



BEDROOM TWO
10'7" x 8'11" (3.23m x 2.73m)
UPVC double glazed window. The boiler is also housed within this bedroom.



OUTSIDE
To the front is a low maintenance lawned garden with established shrub and bush borders. A driveway provides off road parking for two vehicles and continues along the side of the property. Occupying a generous corner plot, the property benefits from further low maintenance lawned garden areas to the side, together with access through to the rear. The spacious rear garden incorporates a lawned area, paved patio and established shrub and bush borders, together with space for a storage shed. The substantial plot may offer potential to extend or further develop the property, subject to obtaining any necessary planning permissions and consents.





COUNCIL TAX BAND
The council tax band for this property is C.

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.