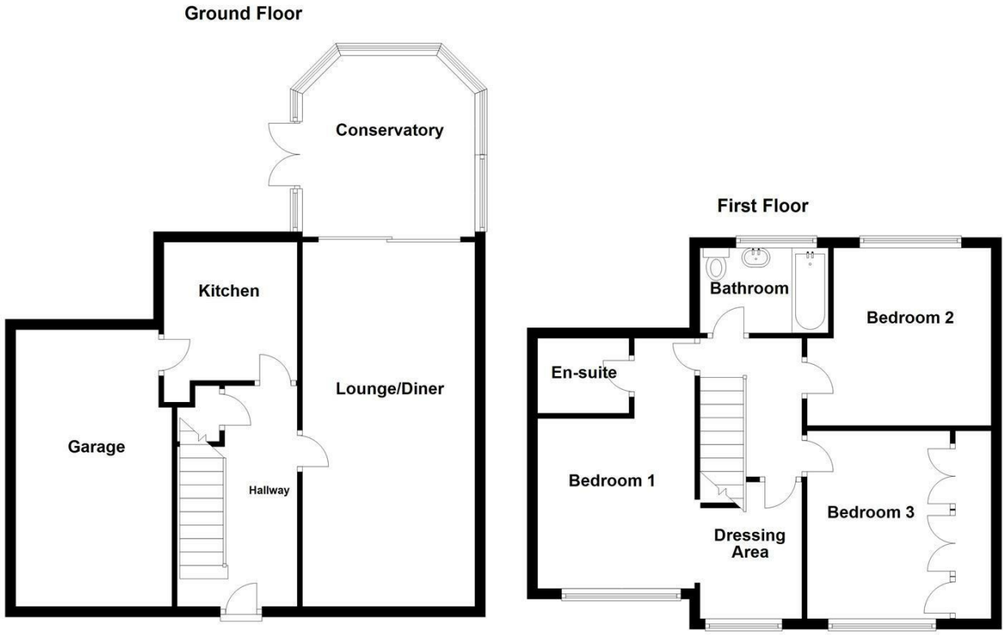
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



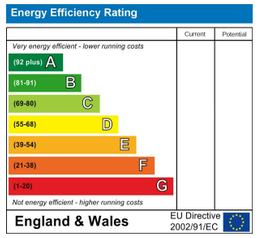
1 Wheatroyd Crescent, Ossett, WF5 8NQ

For Sale Freehold £310,000

A fantastic opportunity to purchase this four bedroom semi detached property in the heart of Ossett, offered for sale with no chain and benefits from off road parking and gardens.

The accommodation briefly comprises of entrance hall, living room, conservatory to the rear, kitchen, integral garage, first floor landing, three bedrooms, the principal bedroom accessing the fourth bedroom/dressing room and with en suite/w.c.

The property is close to all local amenities and schools with fantastic motorway links. An early viewing is essential to not miss this fantastic family property in Ossett.



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.

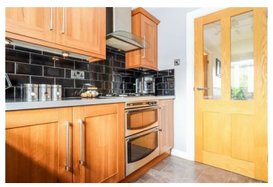
PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

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
6'5" x 13'10" (1.96m x 4.24m)
UPVC composite door and double glazed frosted side panels. Dado rail, stairs to the first floor landing, central heating radiator, doors to the kitchen and lounge diner. Under stairs storage cupboard.

KITCHEN
8'4" x 8'10" (2.56m x 2.7m)
A range of modern fitted wall and base units in a shaker style, tiled splashback, laminate work surface over, space and plumbing for a freestanding dishwasher, integral oven with four ring gas hob, integral sink with mixer tap and drainer, space for a freestanding fridge freezer, door into the integral garage, UPVC double glazed window to the rear.



LIVING ROOM
8'8" x 23'1" (2.66m x 7.05m)
UPVC double glazed bay window to the front, gas central heating radiator, gas fireplace with granite hearth and wooden surround, UPVC double glazed sliding doors leading onto the conservatory.

CONSERVATORY
9'4" x 11'4" (2.87m x 3.46m)
UPVC double glazed windows, UPVC double glazed French doors leading out onto the rear garden, gas central heating radiator.

FIRST FLOOR LANDING
Doors leading to the bedrooms, house bathroom and a dressing room/fourth bedroom.

BEDROOM ONE
8'2" x 15'8" (2.49m x 4.79m)
Gas central heating radiator, UPVC double glazed window to the front, doors leading to the en suite and opening leading through to the dressing area.

DRESSING AREA/BEDROOM FOUR
6'6" x 8'2" (1.99m x 2.50m)
UPVC double glazed window to the front, gas central heating radiator, over stairs storage cupboard including bulkhead.

EN SUITE/W.C.
5'5" x 4'11" (1.66m x 1.51m)
Modern suite comprising low flush w.c., sink basin in vanity unit and a shower. Ladder style towel radiator, UPVC double glazed frosted window to the rear.

HOUSE BATHROOM/W.C
5'4" x 8'1" (1.64m x 2.47m)
White suite comprising pedestal sink basin, low flush w.c. and panelled bath with chrome shower head over. Central heating radiator, UPVC double glazed window to the side, UPVC double glazed window to the rear, fully tiled walls and floor.

BEDROOM TWO
11'1" x 10'8" (3.38m x 3.27m)
Central heating radiator, UPVC double glazed window to the rear.

BEDROOM THREE
11'9" x 9'0" (3.6m x 2.75m)
Central heating radiator, UPVC double glazed window to the front, built in wardrobes to one wall.

OUTSIDE
To the front of the property there is a brick driveway with parking for up to two-three cars and a front laid to lawn garden. A paved patio area and a private and enclosed rear garden, which is laid to lawn. Benefiting from far reaching views of fields and a park area.

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

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

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.