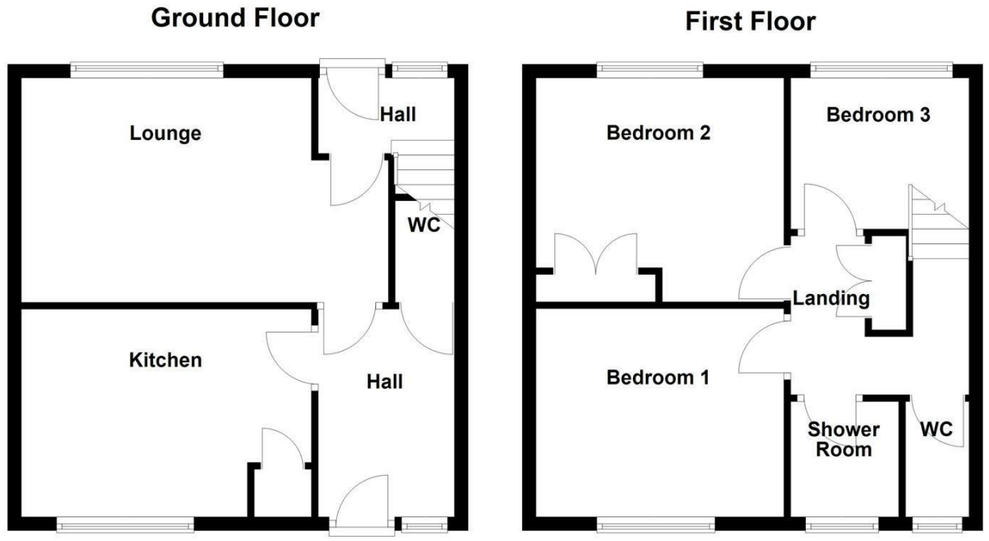
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



8 St. Johns Crescent, Ossett, WF5 0EJ

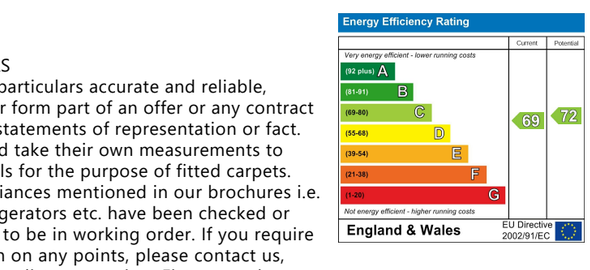
For Sale Freehold £180,000

Situated within a cul-de-sac location, this three bedroom semi detached property offers well proportioned accommodation and would make an ideal purchase for first time buyers and families.

The accommodation briefly comprises an entrance hall, downstairs W.C., lounge, and kitchen, with the first floor providing three bedrooms, a shower room, and a separate WC. Externally, the property benefits from lawned gardens to the front and a fully enclosed corner plot garden to the rear, laid mainly to lawn with a patio area, offering an excellent space for outdoor seating and entertaining.

The property is conveniently located close to local shops, amenities, and schools, and is well positioned for access to the M1 motorway network, making it ideal for commuters.

Viewing is highly recommended to fully appreciate the location and potential 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
Entry is via a composite front door into the main hallway, which benefits from a central heating radiator, a frosted UPVC wall panel, a downstairs WC, and access into both the kitchen and lounge.

LOUNGE
17'7" x 10'8" (5.38m x 3.27m)
UPVC double glazed window to the rear, a central heating radiator and a feature gas fireplace with a wooden surround. Door into the rear hallway with a door leading to the rear.

KITCHEN
13'4" x 10'0" (4.08m x 3.05m)
UPVC double glazed window to the front and a central heating radiator. A range of wall and base units providing ample storage, laminate worktops, a stainless steel sink and drainer unit, and space for a fridge, freezer, washing machine, and cooker. There is a tiled splashback and a built in storage cupboard housing the boiler.

DOWNSTAIRS W.C.
4'10" x 2'11" (1.49m x 0.91m)
Comprising a WC and currently also used for coat storage.

FIRST FLOOR LANDING
Providing access to three bedrooms, a family shower room, and a separate WC.

BEDROOM ONE
11'10" x 10'0" (3.63m x 3.06m)
UPVC double glazed window to the front and a central heating radiator.

BEDROOM TWO
12'0" x 10'10" (3.66m x 3.32m)
UPVC double glazed window to the rear, a central heating radiator, and a built-in storage cupboard to one side.

BEDROOM THREE
8'8" x 7'3" (2.66m x 2.21m)
UPVC double glazed window to the rear and a central heating radiator.

SHOWER ROOM
5'6" x 5'2" (1.69m x 1.58m)
Frosted UPVC double glazed window to the front and a two piece suite comprising a corner shower cubicle with wall mounted shower, wash hand basin, and central heating radiator.

SEPERATE W.C.
5'7" x 3'1" (1.72m x 0.95m)
Frosted UPVC double glazed window to the front and a low flush W.C.

OUTSIDE
To the front of the property there are split lawns with bush and shrub borders, along with side access leading to the rear garden. The rear garden enjoys a corner plot position and features lawns with surrounding bushes and shrubs, space for a storage shed and greenhouse, a flagged patio area, and rear gated access onto a rear walkway.

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

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.

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

VIEWINGS
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.