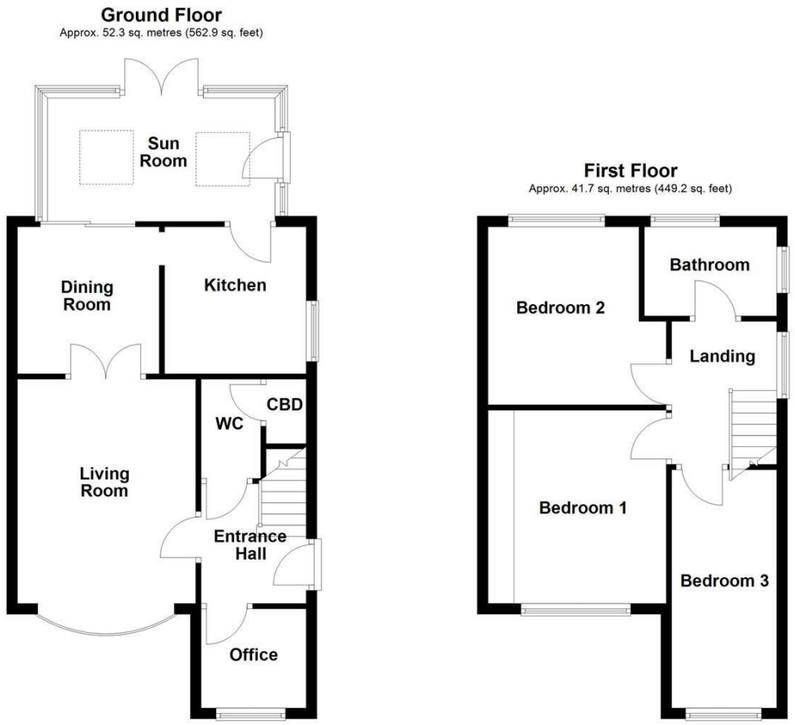


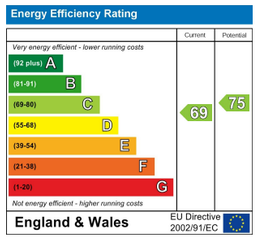
Total area: approx. 94.0 sq. metres (1012.1 sq. feet)

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.

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14 Wheatroyd Crescent, Ossett, WF5 8NQ

For Sale Freehold £295,000

A fantastic opportunity to purchase this extended three bedroom semi detached family home, occupying a pleasant cul de sac position and offering well proportioned accommodation throughout, including three reception rooms and a dedicated home office.

The property benefits from UPVC double glazing and gas central heating and briefly comprises an entrance hall providing access to a useful office, a downstairs WC with a concealed door leading to understairs storage, and a spacious living room with feature fireplace. Double timber doors open into a separate dining room, which in turn leads through sliding patio doors into the rear sun room. The sun room features a pitched ceiling with Velux windows and French doors opening onto the rear garden, and is open to a fitted kitchen with integrated appliances. To the first floor, the landing provides access to three well proportioned bedrooms, with bedroom one benefitting from fitted wardrobes, along with a modern three piece house bathroom. Externally, the property is accessed via double cast iron gates opening onto a tarmac driveway providing ample off road parking for several vehicles. The front garden is attractively maintained with lawn and planted borders, enclosed by walling and railings. The driveway leads to a single detached garage with up and over door, power and lighting. The rear garden is designed for low maintenance and features a paved patio area with slate borders and well established planting, enclosed by fencing to provide a private outdoor space.

The property is ideally located within the sought after town of Ossett, close to a range of local amenities and well regarded schools, with regular bus routes to Wakefield city centre. The M1 motorway is also a short distance away, making it ideal for those commuting further afield.

Only a full internal inspection will reveal all that this spacious and versatile home has to offer. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL
UPVC double glazed side entrance door leading into the entrance hall with coving to the ceiling, dado rail, central heating radiator and staircase with handrail to the first floor landing. Doors lead to the downstairs W.C., living room and office.

OFFICE
6'1" x 6'8" (1.86m x 2.04m)
UPVC double glazed window to the front and central heating radiator.

W.C.
3'7" x 6'0" (1.11m x 1.85m)
Fitted with a wash basin with mixer tap and tiled splashback set into vanity units, low flush W.C. and half timber clad walls with dado rail. Door through to the understairs storage cupboard with coat racks, shelving and lighting.

LIVING ROOM
10'11" x 13'10" (3.33m x 4.24m)
Solid wood flooring, electric fire with marble hearth and wooden surround, two wall lights, bow UPVC double glazed window to the front, coving to the ceiling, central heating radiator and double timber doors leading into the dining room.



DINING ROOM
8'11" x 8'9" (2.74m x 2.67m)
Laminate flooring, coving to the ceiling, central heating radiator, low hanging lights and sliding patio doors through to the sunroom. Opening into the kitchen.



KITCHEN
8'5" x 8'10" (2.57m x 2.71m)
Fitted with a range of wall and base units with laminate work surfaces and upstands. Stainless steel sink and drainer with mixer tap, integrated Beko slimline dishwasher, plumbing for a washing machine and space for under counter fridge or freezer. Integrated oven and grill with four ring gas hob and cooker hood above. UPVC double glazed window to the side, coving to the ceiling and stable door with glass inset leading into the sunroom.

SUN ROOM
7'6" x 13'11" (2.30m x 4.25m)
Laminate tiled flooring, central heating radiator, inset spotlights to the pitched ceiling with two Velux windows, UPVC double glazed windows to three sides and French doors to the rear garden. Additional UPVC door to the driveway.



FIRST FLOOR LANDING
UPVC double glazed window to the side, loft access, coving to the ceiling, dado rail and doors to three bedrooms and the house bathroom.

BEDROOM ONE
8'11" x 11'11" (2.72m x 3.65m)
UPVC double glazed window to the front, laminate flooring, central heating radiator and fitted wardrobes providing ample storage.



BEDROOM TWO
10'8" (max) x 9'1" (min) x 10'11" (3.26m (max) x 2.77m (min) x 3.35m)
UPVC double glazed window to the rear, laminate flooring, central heating radiator and coving to the ceiling.



BEDROOM THREE
6'6" x 15'4" (1.99m x 4.69m)
UPVC double glazed window to the front, laminate flooring, central heating radiator and fitted shelving over the bulkhead.

BATHROOM/W.C.
5'4" x 8'2" (1.65m x 2.50m)
Fitted with a low flush W.C. with concealed system, wash basin with chrome mixer tap set into vanity units and panel bath with mixer tap, glass screen and separate shower with rain head and attachment. Part laminated walls, two frosted UPVC double glazed windows to the rear and side, inset spotlights and chrome ladder style radiator.



OUTSIDE
To the front, double cast iron gates open onto a tarmac driveway providing ample off road parking and leading down the side to a single detached garage with power, lighting and up and over door. The front garden is lawned with well maintained planted borders and enclosed by brick walls with cast iron railings. To the rear, there is a low maintenance paved garden with raised slate edged borders, planted shrubs and timber fencing, ideal for outdoor dining and entertaining.



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.