



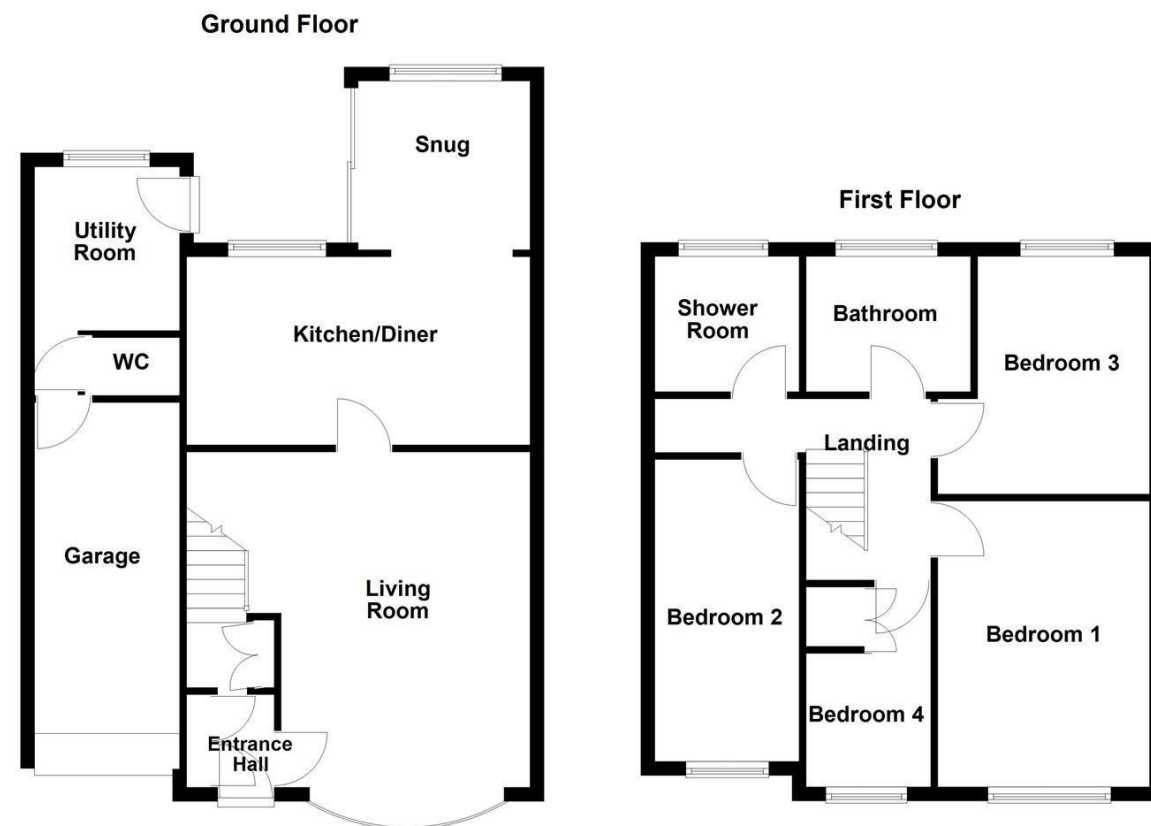
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39 Whitley Spring Crescent, Ossett



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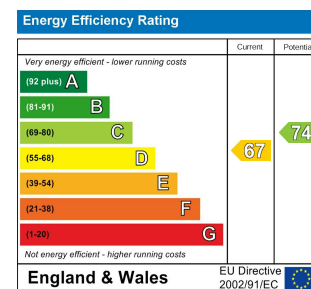
#### For Sale Freehold Offers In The Region Of £299,995

A fantastic opportunity to purchase this extended four bedroom semi detached house benefitting from open plan kitchen/diner, driveway with garage and an attractive enclosed landscaped rear garden.

The property briefly comprises of the entrance hall, living room, open plan kitchen/diner with an opening to the snug. The utility room is accessed from the rear with access to the w.c. and integral garage. The first floor landing leads to four bedrooms, bathroom and shower room. Outside to the front is an attractive lawned garden and driveway leading to the garage. To the rear is an enclosed lawned garden with patio area, perfect for al fresco dining with a timber gate providing access to the open aspect behind the property.

Situated in a popular part of Ossett, the property is well placed to local amenities including shops and good schools, with local bus routes nearby and having great access to the motorway network.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes 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

UPVC double glazed front entrance door, central heating radiator, stairs to the first floor landing, double doored cloakroom cupboard and double doored storage units. Door providing access into the living room.

##### LIVING ROOM

11'8" (min) x 16'4" (max) x 15'10" (3.58m (min) x 4.99m (max) x 4.84m)

UPVC double glazed bow window overlooking the front aspect, central heating radiator, dado rail and door providing access to the kitchen/diner.



##### KITCHEN/DINER

8'11" x 16'4" (2.72m x 4.98m)

Range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, space for a cooker with cooker hood, space for a fridge/freezer, plumbing for a dishwasher and built in wine rack. Laminate flooring, UPVC double glazed window overlooking the rear garden, central heating radiator, dado rail and feature archway into the snug.

##### SNUG

7'10" x 7'10" (2.41m x 2.41m)

UPVC double glazed window overlooking the rear aspect, a set of sliding patio doors to the rear garden, laminate flooring and central heating radiator. Door from the rear garden provides access into the utility room.



##### UTILITY ROOM

6'10" x 7'8" (min) x 10'9" (max) (2.10m x 2.35m (min) x 3.29m (max))

Range of wall and base units with laminate work surface over, stainless steel sink and drainer, plumbing for a washing machine and dryer. Central heating radiator, UPVC double glazed window overlooking the rear aspect, doors to the integral garage and w.c.

##### W.C.

Extractor fan and low flush w.c.

##### GARAGE

17'3" x 7'9" (5.27m x 2.38m)

Light within.

##### FIRST FLOOR LANDING

Loft access, coving to the ceiling, doors providing access to four bedrooms, bathroom and shower room.

##### BEDROOM ONE

9'11" x 13'8" (3.03m x 4.17m)

UPVC double glazed window overlooking the front elevation and central heating radiator.



##### BEDROOM TWO

6'9" x 14'5" (2.07m x 4.40m)

UPVC double glazed window overlooking the front elevation and central heating radiator.



##### BEDROOM THREE

10'0" x 8'5" (min) x 11'2" (max) (3.05m x 2.57m (min) x 3.42m (max))

UPVC double glazed window overlooking the rear elevation, central heating radiator and laminate flooring.

##### BEDROOM FOUR

9'5" (max) x 6'2" (min) x 6'0" (2.88m (max) x 1.90m (min) x 1.85m)

UPVC double glazed window overlooking the front elevation, central heating radiator and double doors to a built in double wardrobe.

##### BATHROOM/W.C.

6'3" x 7'6" (1.92m x 2.31m)

Three piece suite comprising low flush w.c., vanity wash hand basin and panelled bath with electric shower. UPVC double glazed frosted window overlooking the rear elevation and central heating radiator.



##### SHOWER ROOM/W.C.

Three piece suite comprising low flush w.c., pedestal wash basin and enclosed shower cubicle with electric shower. Extractor fan, spotlights, central heating radiator and UPVC double glazed frosted window overlooking the rear elevation.



##### OUTSIDE

To the front of the property is an attractive lawned garden and driveway leading to the integral single garage with manual up and over door. To the rear is a concrete patio area, perfect for entertaining and dining purposes with an L-shaped lawned garden with central paved pathway, surrounded by timber fencing with a timber gate providing access to the open aspect behind the property.



##### 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.