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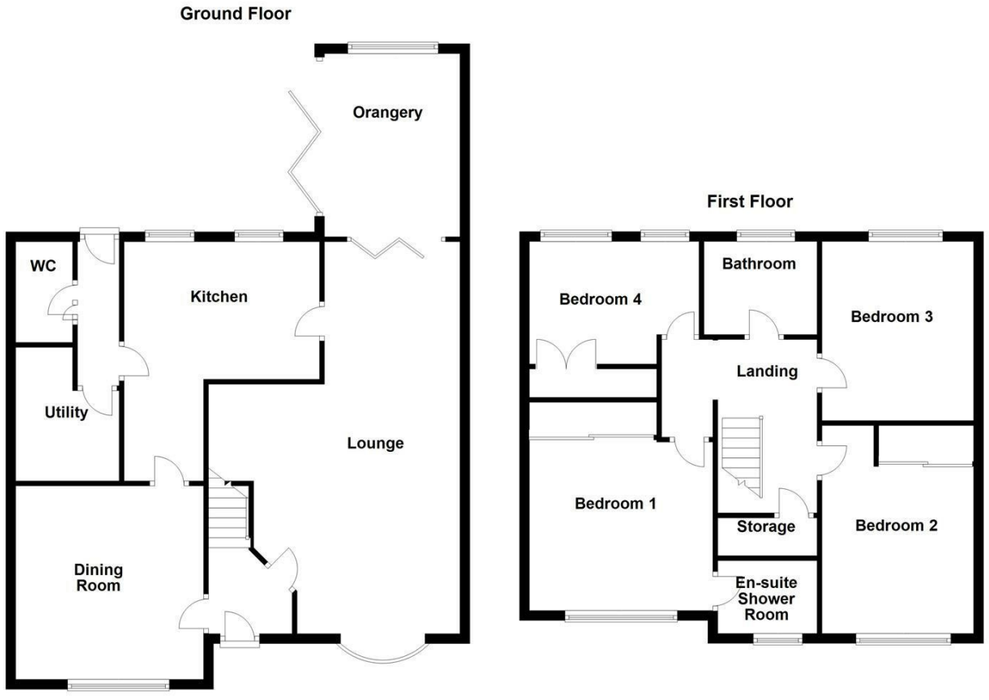


27 Whitley Spring Crescent, Ossett, WF5 0RF

For Sale Freehold Offers In The Region Of £330,000

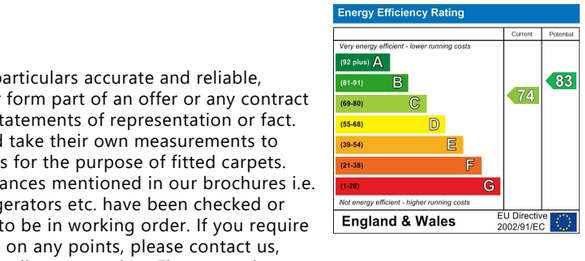
This particularly spacious, extended four bedroom semi detached home is set in a tucked away spot within the heart of the ever popular town of Ossett.

The accommodation is set over two floors and to the ground floor briefly comprises; entrance hall, dining room, kitchen, useful utility, downstairs WC and a generous through lounge which leads through to the delightful addition of an orangery, perfect to relax and enjoy the onward garden.
To the first floor are four double bedrooms; the main of which boasts en suite facilities, there is also a modern house bathroom and a useful small storage room.

The property is set on a generous plot and to the front offers attractive lawned gardens whilst to the side and rear is an enclosed good size garden. There is a driveway located beyond the rear garden leading to a larger than average garage with electric up and over door, power and light.

This superb home has been renovated and maintained to an excellent standard by the current owners and is presented in a ready to move in to condition, ideally suited to families.

Ossett itself plays host to a range of amenities, including shops, leisure facilities and a good selection of pubs and eateries. The local schools are well regarded and there are transport links, including good bus routes and the M1 motorway network on hand for those wishing to commute.



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
Stairs up to the first floor, double central heating radiator, coving to the ceiling and carpeted flooring. Doors providing access to the lounge and dining room.

DINING ROOM
11'5" x 12'8" (3.5m x 3.88m)
UPVC double glazed leaded glass window to the front, double central heating radiator, quality wood flooring, coving to the ceiling and door leading into the kitchen.

KITCHEN
12'9" (max) x 16'1" (max) (3.9m (max) x 4.91m (max))
Range of wood effect wall and base units with complementary laminate work surface over incorporating 1.5 stainless steel sink and drainer unit with chrome swan neck mixer tap, integrated full size dishwasher, space for an American style fridge/freezer and space for a freestanding Range style cooker. Tiled splash backs, tiled flooring, two UPVC double glazed leaded windows to the rear, spotlights to the ceiling, double central heating radiator and door providing access to the lounge and inner hallway.

INNER HALLWAY
Providing access to the utility room and downstairs w.c. UPVC double glazed door leading out to the rear garden, tiled flooring and double central heating radiator.

W.C.
3'2" x 5'8" (0.98m x 1.74m)
Low flush w.c., vanity wash hand basin, UPVC double glazed obscured leaded window to the side and vinyl flooring.

UTILITY
5'8" x 7'6" (1.73m x 2.30m)
UPVC double glazed leaded obscured window to the side, range of inbuilt storage, vinyl flooring and central heating boiler is housed within the utility room.

LOUNGE
25'0" x 13'2" (plus understairs) (7.64m x 4.03m (plus understairs))
UPVC double glazed leaded bow window to the front, two double central heating radiators, wall mounted gas feature fire, wall lighting, coving to the ceiling, carpeted flooring and bi-folding doors leading through to the orangery.

ORANGERY
12'1" x 7'11" (3.70m x 2.43m)
Brick and UPVC construction with three panelled bi-folding doors leading out to the rear garden, large UPVC double glazed window and lantern roof light. Double central heating radiator, wood flooring, recess spotlights and TV point.

FIRST FLOOR LANDING
Doors to four bedrooms and bathrom/w.c., larger than average useful storage cupboard with shelving and access to the partially boarded loft.

BEDROOM ONE
11'6" x 11'5" (3.53m x 3.48m)
UPVC double glazed leaded window to the front, in built wardrobes with sliding doors, double central heating radiator, carpeted flooring and access through to the en suite shower room/w.c.

EN SUITE SHOWER ROOM/W.C.
6'0" x 6'8" (1.83m x 2.05m)
Fully tiled stylish shower room with walk in shower, wall mounted wash basin, low flush w.c., spotlights to the ceiling, vinyl flooring, UPVC double glazed obscured window to the front and chrome heated towel rail.

BEDROOM TWO
13'8" x 9'11" (4.19m x 3.03m)
In built wardrobes, UPVC double glazed leaded window to the front, central heating radiator and carpeted flooring.

BEDROOM THREE
8'6" x 11'2" (plus recess) (2.61m x 3.41m (plus recess))
UPVC double glazed leaded window to the rear, central heating radiator and carpeted flooring.

BEDROOM FOUR
11'5" x 8'8" (max) (3.49m x 2.65m (max))
Range of fitted storage, two UPVC double glazed windows to the rear, double central heating radiator and carpeted flooring.

BATHROOM/W.C.
6'2" x 7'5" (1.88m x 2.27m)
White three piece suite comprising panelled bath with electric shower over, low flush w.c., pedestal wash hand basin, vinyl flooring, fully tiled walls and chrome heated towel rail. Spotlights to the ceiling and UPVC double glazed obscured window to the rear.

OUTSIDE
The property benefits from being positioned on a generous corner plot with attractive lawned gardens to the front. Whilst to the rear, a generous and enclosed mainly laid garden with paved patio seating area, water blade (water feature) located in front of the orangery, a range of mature shrubs and trees with fence and hedge boundaries, outside lights and power sockets. Beyond the rear garden, there is a driveway leading to a larger than average detached single garage with electric up and over door, which can also be accessed from the garden.

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.