Richard Kendall
Estate Agent

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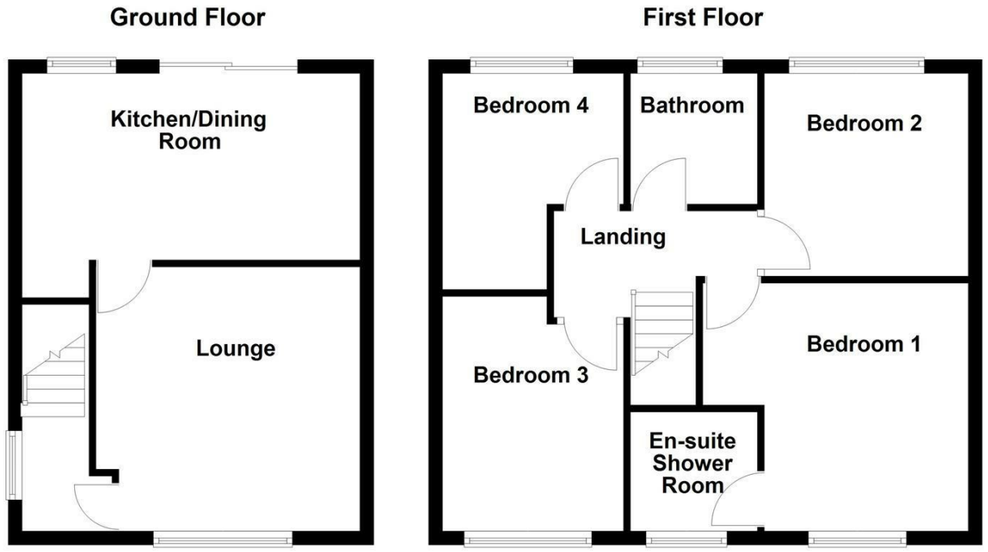


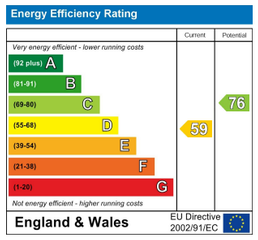
16 Healey Crescent, Ossett, WF5 8NB

For Sale Freehold £280,000

Situated in Ossett is this well presented and extended four bedroom semi detached property, benefitting from driveway parking, landscaped gardens and a detached garage, along with two bathrooms.

The accommodation briefly comprises an entrance hall, lounge and kitchen diner. To the first floor is a landing giving access to four bedrooms, one of which benefits from an en suite shower room, together with a modern family bathroom. Externally, the property offers low maintenance lawned gardens to both the front and rear, patio seating areas and a side driveway providing off road parking for up to three vehicles, leading to a detached garage positioned within the rear garden.

A fantastic home which would suit a range of buyers, Ossett is an ideal location, offering a wide range of local shops and amenities, including a twice weekly market, along with well regarded schools and excellent access to surrounding towns via the motorway network. An early viewing is highly recommended.



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
A composite front door into the main hallway. A central heating radiator, a double glazed window to the side elevation, and a staircase to the first floor landing. A door leads through to the lounge.

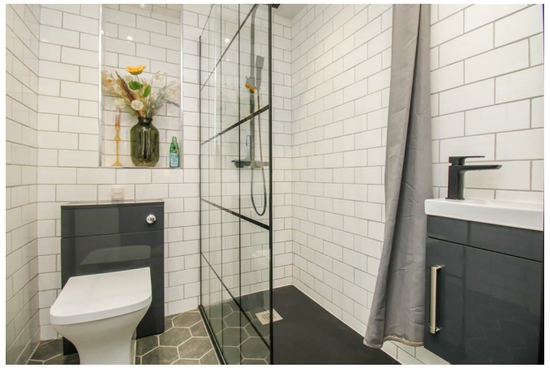
LOUNGE
9'5" x 12'6" (2.89m x 3.82m)
A UPVC double glazed window to the front elevation, a central heating radiator, an open fireplace, carpeted flooring and a door leading through to the kitchen diner.

KITCHEN/DINING ROOM
16'0" x 8'10" (4.89m x 2.70m)
Fitted with a modern range of wall and base units with laminate worktops, integrated appliances include a gas hob, oven, splashback, and cooker hood, along with space and plumbing for a washing machine, an integrated fridge freezer, and a 1.5 stainless steel sink with drainer. The dining area features grey wood effect laminate flooring and a central heating radiator. UPVC double glazed windows to the rear elevation along with UPVC sliding doors opening out to the rear garden.

FIRST FLOOR LANDING
Provides access to four bedrooms and the house bathroom.

BEDROOM ONE
12'7" x 11'7" (3.84m x 3.55m)
UPVC double glazed windows to the front elevation, a central heating radiator, carpeted flooring and a door leading through to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
6'0" x 5'6" (1.83m x 1.68m)
Fitted with a three piece suite comprising a walk-in double shower cubicle with wall mounted shower and handheld attachment, a low flush w.c., and a vanity wash basin with mixer tap. A black ladder style heated towel rail, fully tiled walls and spotlights to the ceiling. A frosted UPVC double glazed window to the front elevation.



BEDROOM TWO
9'5" x 9'1" (2.88m x 2.77m)
UPVC double glazed windows to the rear elevation and a central heating radiator.

BEDROOM THREE
12'1" x 7'11" (3.70m x 2.42m)
UPVC double glazed windows to the front elevation and a central heating radiator.

BEDROOM FOUR
10'1" x 8'7" (3.09m x 2.62m)
UPVC double glazed windows to the rear elevation and a central heating radiator.

BATHROOM/W.C.
6'3" x 6'5" (1.93m x 1.98m)
Fitted with a modern three piece suite comprising a panelled bath with wall mounted shower and handheld attachment, a vanity wash basin with mixer tap, and a low flush w.c. A chrome ladder style heated towel rail, fully tiled walls, and spotlights to the ceiling. A frosted UPVC double glazed window to the rear elevation.

OUTSIDE
To the rear of the property there is a flagged patio seating area, a low maintenance lawn, and a detached garage with side entrance and up and over door. A tarmacadam driveway with carport provides ample parking for two to three vehicles. To the front of the property there is a lawned garden with established bushes and shrubbery borders.

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.