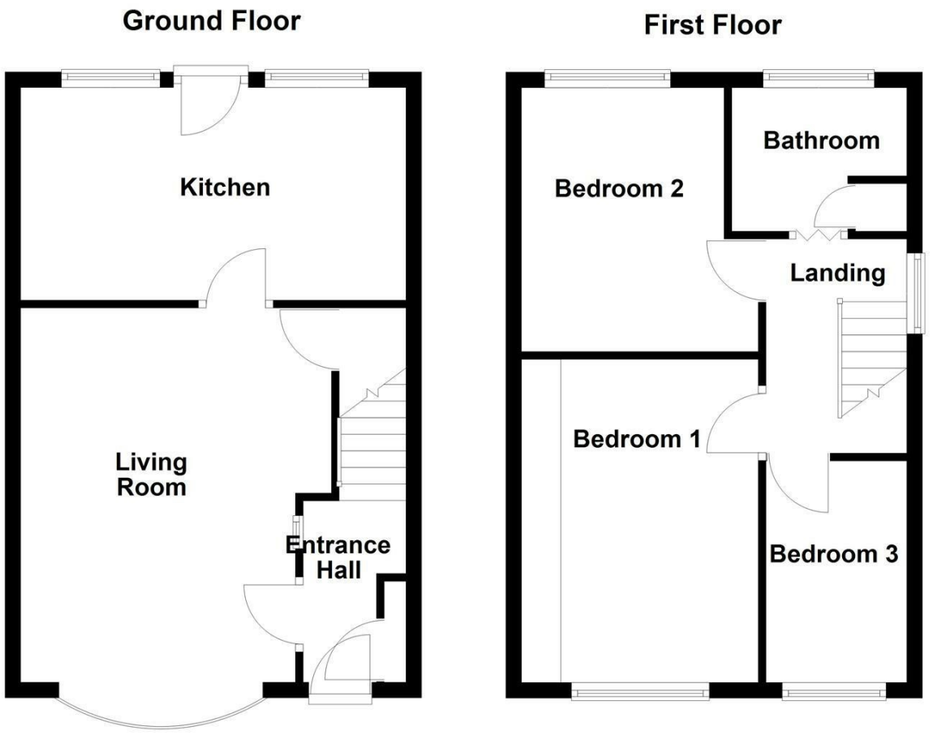
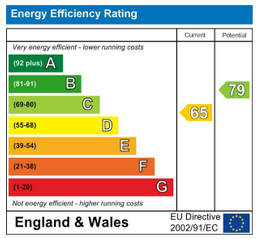


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

Richard Kendall Estate Agent

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

14 Whitley Spring Crescent, Ossett, WF5 0RE

For Sale Freehold £245,000

A fantastic opportunity to purchase this three bedroom semi detached house. Benefitting from three good sized bedrooms to the first floor, ample off road parking and a spacious kitchen dining room.

With UPVC double glazing and gas central heating, the property fully comprises of entrance hall, lounge and kitchen dining room. The first floor leads to three bedrooms (two of which are doubles) and house bathroom/w.c. Outside, a low maintenance large block paved driveway to the front providing off street parking leading to the garage at the rear with manual up and over door. There are attractive lawned gardens to the rear, well stocked with an array of mature plants and shrubs bordering incorporating a flagged patio area perfect for outdoor dining and entertaining purposes.

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.

A fantastic home, ideal for the growing family, first time buyer or couple and offers further potential to extend, subject to planning consent. An early viewing comes highly recommended to avoid any level of disappointment.

ACCOMMODATION

ENTRANCE HALL
UPVC double glazed front entrance door into the entrance hall, staircase to first floor landing, door into living room.

LIVING ROOM
15'9" x 11'8" (min) x 13'2" (max) (4.82m x 3.56m (min) x 4.02m (max))
UPVC double glazed bowed window to the front, wall mounted gas fire, central heating radiator. Doors to the understairs storage cupboard which has fixed shelving and into the kitchen diner.

KITCHEN DINING ROOM
8'10" x 16'3" (2.71m x 4.96m)
Two UPVC double glazed windows to the rear, UPVC double glazed door into rear, central heating radiator. A range of wall and base units with laminate worksurface over, tiled splashback above, stainless steel sink and drainer with mixer tap, breakfast bar. Space for an oven and grill, space for fridge and freezer, plumbing and drainage for washing machine, space for undercounter dryer.

FIRST FLOOR LANDING
UPVC double glazed window to the side, loft access. Three doors to the house bedrooms and one to the house bathroom.

BEDROOM ONE
7'11" x 13'7" (2.43m x 4.15m)
UPVC double glazed window to the front, fitted wardrobes to one wall with mirror glass sliding doors, central heating radiator.

BEDROOM TWO
11'3" x 8'6" (min) x 9'11" (max) (3.44m x 2.61m (min) x 3.03m (max))
UPVC double glazed window to the rear, central heating radiator.

BEDROOM THREE
9'4" x 6'0" (2.86m x 1.85m)
UPVC double glazed window to the front, central heating radiator.

BATHROOM
7'4" x 3'8" (min) x 6'2" (max) (2.26m x 1.12m (min) x 1.88m (max))
UPVC frosted double glazed window to the rear, fully tiled walls, ladder tyle radiator, door into boiler cupboard. Comprising of a three piece suite with a panelled bath with two taps and electric shower over, pedestal wash basin with two taps, low flush W.C..

OUTSIDE
To the front of the property there is a large block paved driveway providing off road parking for three vehicles which runs down the side of the property down to the single detached garage with a manual up and over door. To the rear there is a paved patio area perfect for outdoor dining and entertaining purposes with steps leading up to an attractive lawned rear 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.

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.