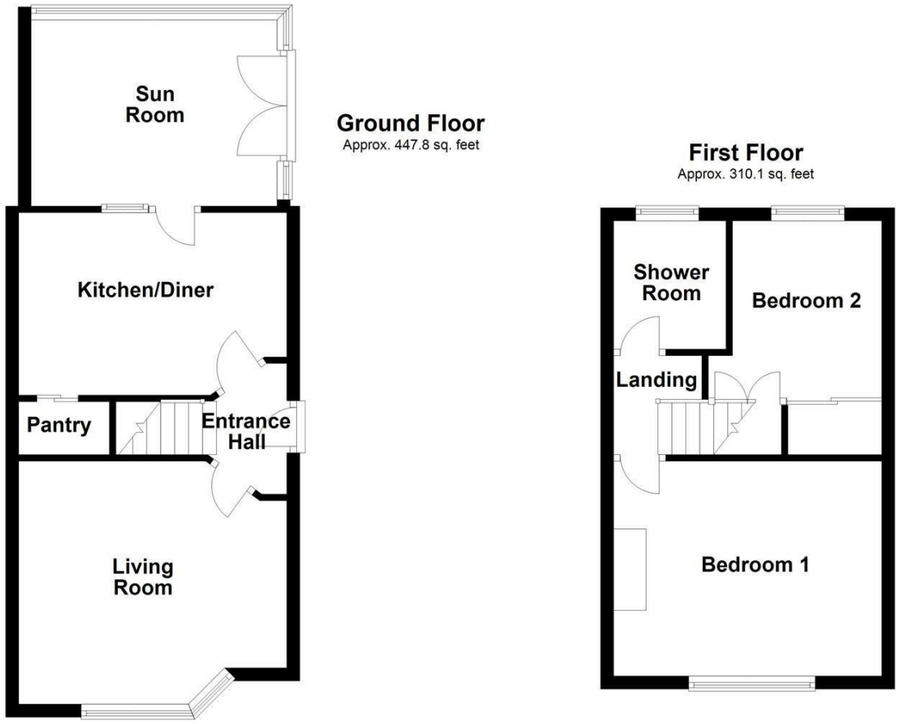


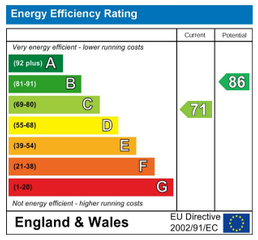
Total area: approx. 757.9 sq. feet

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.

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

6 West Wells Crescent, Ossett, WF5 8PL

For Sale Freehold £210,000

Enjoying a cul de sac location close to the heart of Ossett is this well presented two bedroom semi detached home, benefitting from a modern fitted kitchen diner with integrated appliances and a landscaped rear garden.

The accommodation briefly comprises an entrance hall leading to a spacious living room with bay window and a kitchen diner fitted with a range of units, integrated appliances and a useful pantry cupboard. French doors open through to a sun room overlooking the rear garden. To the first floor, the landing provides access to two bedrooms and a contemporary three piece shower room. Externally, to the front of the property there is a tarmac driveway providing off road parking, complemented by a block paved section with slate chipped border. A pathway leads down the side of the property to a timber gate, providing access to the enclosed rear garden. The rear garden is attractively landscaped and incorporates lawned areas, a pebbled seating space, an Indian stone patio ideal for outdoor dining, a timber shed with decked area, a greenhouse and well maintained planted borders. The garden is fully enclosed by a combination of walling and timber fencing.

The property is ideally located within walking distance of local shops, amenities and well regarded schools in Ossett. Regular bus routes provide access to Wakefield city centre, and the M1 motorway is a short distance away, making it ideal for commuters.

An attractive home offering comfortable living in a convenient location. An early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL

A composite side entrance door leads into the entrance hall, which has laminate flooring, a staircase to the first floor landing, a contemporary vertical radiator and dado rail. Two doors with glass insets lead into the living room and kitchen diner.

LIVING ROOM

13'7" x 13'4" (max) x 10'8" (min) (4.16m x 4.07m (max) x 3.27m (min))

UPVC double glazed bay window to the front elevation, central heating radiator and picture rail. Feature Yorkshire stone hearth with solid wooden mantle and space for a decorative fire.

KITCHEN/DINER

9'0" x 13'5" (2.76m x 4.09m)

Modern fitted kitchen with a range of high gloss wall and base units, laminate work surfaces and upstands. Sink and drainer with mixer tap, four ring Hoover gas hob with cooker hood above, integrated Candy oven and grill, integrated fridge with freezer below and plumbing for a washing machine. Contemporary vertical radiator, laminate flooring and downlights to the wall units. Sliding door to pantry cupboard and UPVC double glazed French doors leading into the sunroom.

SUN ROOM

8'7" x 12'5" (2.63m x 3.80m)

UPVC double glazed windows to two sides and French doors, with a tinted pitched glass roof allowing plenty of natural light. Laminate flooring, contemporary vertical radiator and power.

FIRST FLOOR LANDING

Dado rail, loft access and doors to two bedrooms and the shower room.

BEDROOM ONE

10'6" x 13'7" (3.21m x 4.16m)

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

BEDROOM TWO

7'5" x 10'0" (2.27m x 3.06m)

UPVC double glazed window to the rear elevation, central heating radiator and two built in storage cupboards including one over the bulkhead.

SHOWER ROOM/W.C.

Modern three piece suite comprising low flush WC, wash basin set within a vanity unit with waterfall mixer tap and a larger than average shower cubicle with sliding glass door and mains fed shower. Laminate tiled floor, part tiled walls, LED mirror, extractor fan, inset spotlights and frosted UPVC double glazed window to the rear.

OUTSIDE

Externally, the front offers a tarmac driveway providing ample off road parking with block edging and a pathway leading to the side entrance. The rear garden features an Indian stone paved seating area, greenhouse, large timber shed with decked frontage, pebbled seating area and a lawned garden with planted borders. A further lawned section sits to the rear, all enclosed by brick walls and timber fencing.

COUNCIL TAX BAND

The council tax band for this property is A.

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.