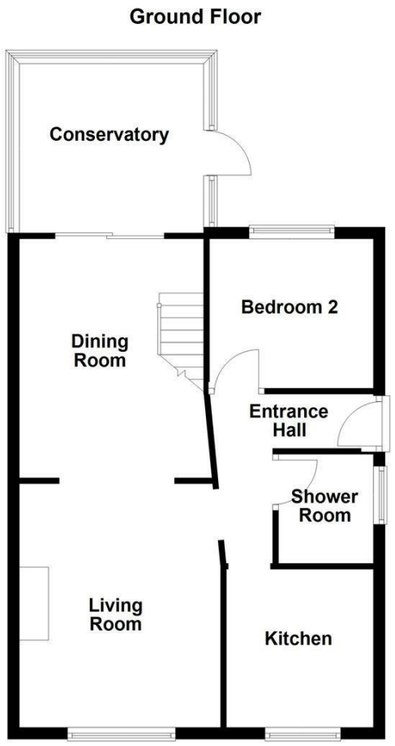
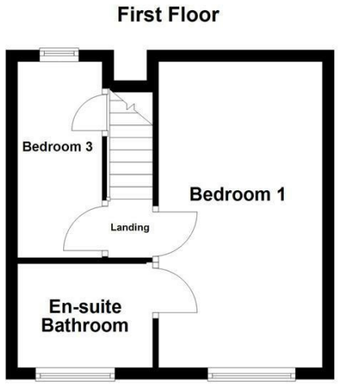
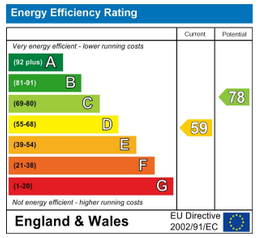
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844







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.

47 Spa Croft Road, Ossett, WF5 0HE

For Sale Freehold Offers In The Region Of £260,000

Situated within a pleasant cul-de-sac in the sought after town of Ossett is this superbly presented three bedroom semi detached dormer bungalow. Offering well proportioned accommodation throughout, including three good sized bedrooms, generous reception space, ample off road parking, a garage, and an enclosed rear garden, this property is not to be missed.

The accommodation briefly comprises an entrance hall providing access to the living room, kitchen, shower room, and bedroom two. The living room leads through to a separate dining room, which in turn provides access to the conservatory overlooking the rear garden, as well as the staircase leading to the first floor. To the first floor, the landing gives access to bedrooms one and three, with the principal bedroom benefiting from en suite bathroom facilities. Externally, to the front of the property is a block paved driveway providing off road parking and leading down the side of the property to a single detached garage with up and over door, power, and lighting. The remainder of the front garden features pebbled beds with mature shrubs, timber fencing to either side, and a boundary wall to the front. The enclosed rear garden incorporates a combination of decking and paved patio areas, ideal for outdoor dining and entertaining, along with planted borders and decorative features. The garden is fully enclosed by fencing, making it suitable for children and pets.

Ossett is a highly regarded location and appeals to a wide range of buyers, including first time buyers, professional couples, and those looking to downsize. The property is ideally situated within walking distance of local shops and schools, particularly those within Ossett town centre. A wider range of amenities can be found in nearby Wakefield and Dewsbury, both of which benefit from train stations offering excellent links to major cities. Local bus routes run through Ossett, and the M1 motorway is only a short distance away for those commuting further afield.

A full internal inspection is essential to fully appreciate the space, presentation, and location of this superb home. Early viewing is highly recommended to avoid disappointment.

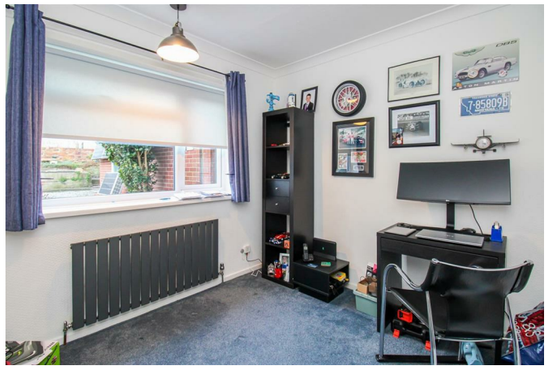
ACCOMMODATION

ENTRANCE HALL
Composite side entrance door with ceiling coving, dado rail, anthracite central heating radiator, openings to the living room and kitchen, and doors providing access to bedroom two and the shower room.

KITCHEN
8'3" x 8'10" (2.53m x 2.71m)
Fitted with a range of wall and base units with laminate work surfaces, sink and drainer with mixer tap, tiled splashbacks, four ring induction hob with extractor hood above, integrated microwave, integrated oven, and space and plumbing for a washing machine and fridge freezer. Downlights and a UPVC double glazed window to the front elevation.

SHOWER ROOM/W.C.
6'1" x 5'3" (1.87m x 1.61m)
Frosted UPVC double glazed window to the side elevation, extractor fan, chrome ladder-style central heating radiator, concealed system low flush w.c., ceramic wash basin built into a storage unit with mixer tap, and a shower cubicle with electric shower, glass shower screen, shaver point and partial tiling.

BEDROOM TWO
9'2" x 8'4" (2.81m x 2.56m)
Ceiling coving, central heating radiator and UPVC double glazed window to the rear elevation.



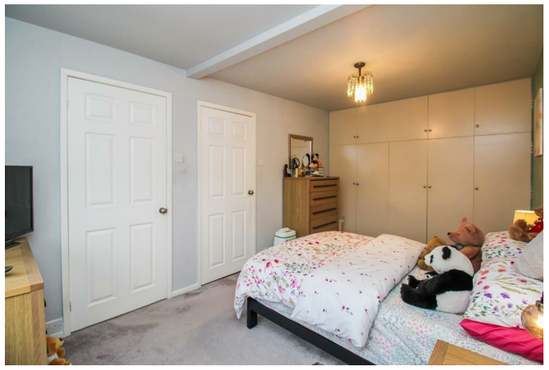
LIVING ROOM
14'1" (max) x 11'3" (min) x 10'2" (4.30m (max) x 3.43m (min) x 3.10m)
UPVC double glazed window to the front elevation, ceiling coving, central heating radiator, opening through to the dining room, and an electric flame effect fireplace.

DINING ROOM
12'11" x 10'4" (3.95m x 3.16m)
Stairs to the first floor landing, anthracite central heating radiator, ceiling coving and UPVC double glazed sliding doors opening into the conservatory.

CONSERVATORY
10'4" x 9'6" (3.15m x 2.90m)
Surrounded by UPVC double glazed windows with a UPVC double glazed door leading out to the rear garden and a vaulted ceiling.

FIRST FLOOR LANDING
Providing access to two bedrooms.

BEDROOM ONE
9'0" x 15'2" (2.75m x 4.63m)
UPVC double glazed window to the front elevation, central heating radiator, a range of fitted wardrobes and storage units and a door leading through to the en suite bathroom.



EN SUITE BATHROOM/W.C.
5'10" x 8'2" (1.80m x 2.50m)
Extractor fan, chrome style central heating radiator, UPVC double glazed window to the front elevation, concealed system low flush w.c., ceramic wash basin built into a storage unit with mixer tap, and a freestanding roll top bath with mixer tap.

BEDROOM THREE
11'0" x 4'9" (3.36m x 1.46m)
UPVC double glazed window to the rear elevation, central heating radiator and access to storage within the eaves.

OUTSIDE
To the front of the property is a block paved driveway providing off road parking for multiple vehicles, leading down the side of the property through gated access to a single attached garage at the rear with a manual up and over door, power and light.. The remainder of the front garden features pebble beds with mature shrubs, timber fencing to either side, and boundary walls to the front. The rear garden is tiered and incorporates decked and paved patio areas, ideal for outdoor dining and entertaining, along with planted borders. The garden is fully enclosed by timber fencing, making it suitable for pets and children.

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.