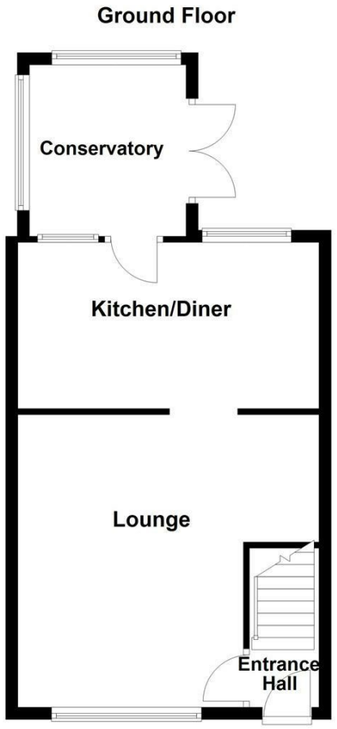
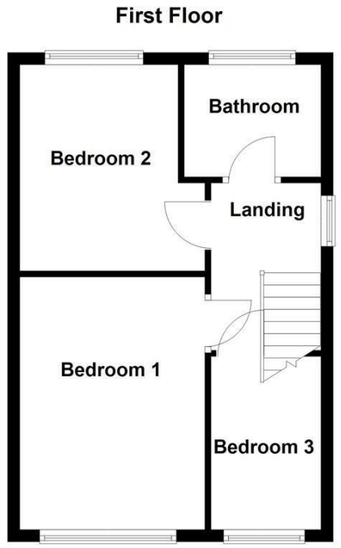


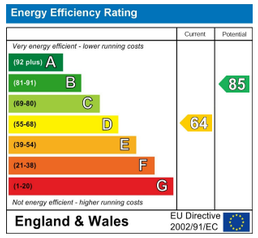


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

45 Whitley Spring Crescent, Ossett, WF5 0RF

For Sale Freehold £279,000

Occupying a corner plot position is this superbly appointed three bedroom semi detached home, offering potential to extend to the side subject to the necessary consents. The property benefits from UPVC double glazing and gas central heating throughout.

The accommodation briefly comprises an entrance hallway, spacious lounge, kitchen diner and conservatory to the ground floor. To the first floor, there are three bedrooms and a modern house bathroom. Externally, a tarmac driveway provides off road parking to the front, alongside a lawned garden. To the side and rear, there are further lawned areas incorporating a decked patio seating space, driveway and garage.

Situated in a prime part of Ossett, the property is well placed for local amenities including shops, schools and regular bus routes. Ossett town centre, with its twice weekly market, is nearby, and there is convenient access to the motorway network.

An excellent home suited to couples, families or those looking to downsize. Early viewing is highly recommended.

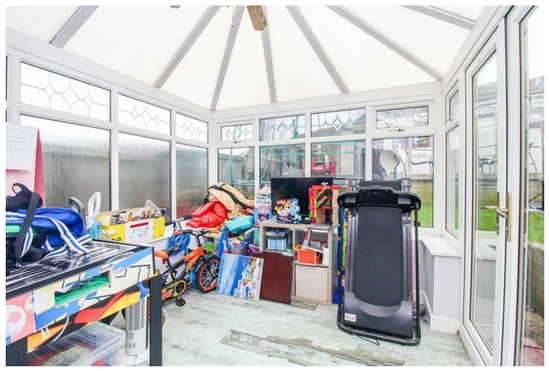
ACCOMMODATION

ENTRANCE HALL
A front entrance door leads into the entrance hall with LVT flooring, staircase leading to the first floor and access through to the lounge.

LOUNGE
11'7" (min) x 16'2" (max) x 15'10" (3.55m (min) x 4.95m (max) x 4.84m)
Two radiators and double glazed UPVC window to the front elevation, with doorway leading into the open plan kitchen diner.

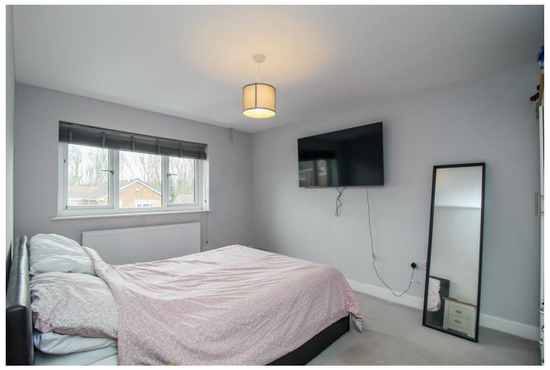
KITCHEN/DINER
8'11" x 16'3" (2.74m x 4.96m)
Contemporary solid wood wall and base units with matching work surfaces incorporating 1.5 sink and drainer with mixer tap, integrated dishwasher, four ring gas hob with filter hood above, integrated combination microwave oven and grill, integrated washing machine and fridge freezer, tiled splashbacks, double glazed UPVC window to the rear, coving to the ceiling and UPVC door leading into the conservatory.

CONSERVATORY
9'6" x 8'9" (2.92m x 2.69m)
Fully double glazed UPVC on a brick built base with French doors leading to the garden and radiator.



FIRST FLOOR LANDING
Double glazed UPVC window to the side, loft access with drop down ladder and doors leading to three bedrooms and the house bathroom.

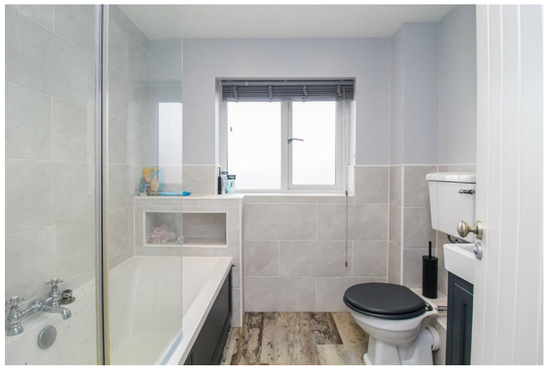
BEDROOM ONE
9'11" x 13'5" (3.03m x 4.11m)
Radiator and double glazed UPVC window to the front elevation.



BEDROOM TWO
9'11" (max) x 8'7" (min) x 11'5" (3.04m (max) x 2.62m (min) x 3.48m)
Radiator and double glazed UPVC window to the rear elevation.

BEDROOM THREE
9'2" x 6'0" (2.81m x 1.85m)
Bulkhead over the stairs, radiator and double glazed UPVC window to the front elevation.

BATHROOM/W.C.
Low flush WC, wash basin with storage cupboards, heated contemporary towel radiator, panelled bath with mixer shower and separate attachment, part tiled walls, LVT flooring, double glazed UPVC window to the rear and recessed spotlights.



OUTSIDE
Externally, occupying a corner position, the property benefits from a front tarmac driveway providing parking for two vehicles, a large lawned garden to the side and a further lawned garden to the rear incorporating a timber decked patio area. There is additional driveway access at the rear leading to a detached garage with up and over door.

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.