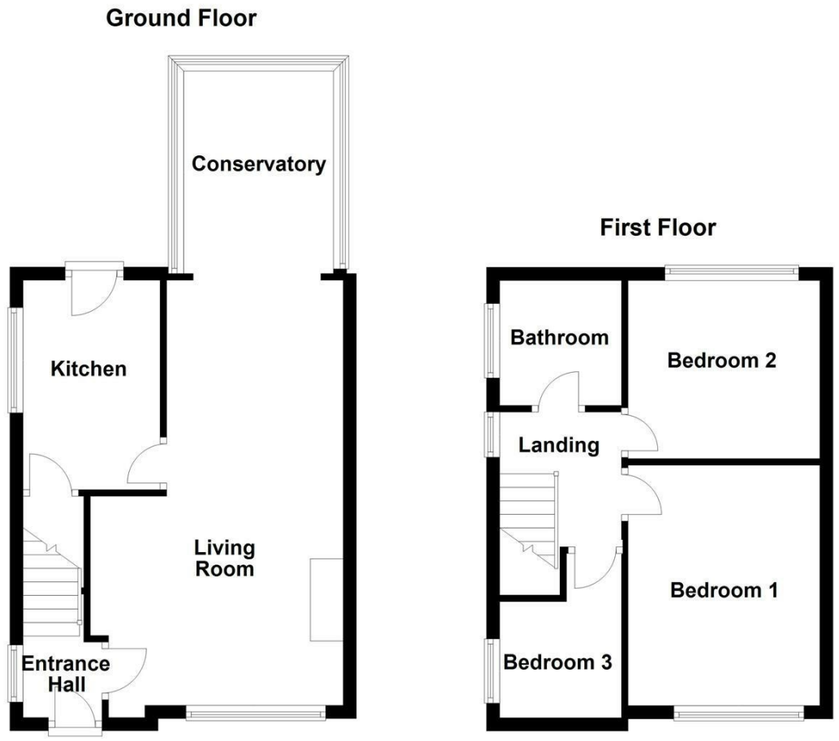
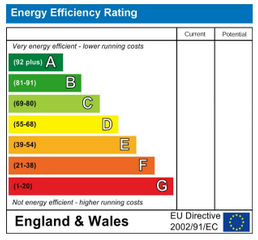
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





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.

4 Healey Crescent, Ossett, WF5 8NB

For Sale Freehold £235,000

A fantastic opportunity to purchase this superbly presented three bedroom semi detached property renovated to a high standard throughout and enjoying ample off street parking and a landscaped enclosed rear garden.

The property briefly comprises of the entrance hall, living room and kitchen. The first floor landing leads to three bedrooms and the house bathroom. Outside to the front is a pleasant lawned garden and driveway running down the side of the property to the single detached garage. To the rear is an enclosed landscaped garden incorporating Indian stone paved patio area, an attractive lawn with raised planted borders and elevated timber decked patio area with timber shed.

The property is located within easy reach of a good range of local shops, within walking distance of both the local Dimple Well Infant School and Nursery as well as Ossett Academy schools, also from recreational facilities in the centre of Ossett. Ossett is also well placed for ready access to the motorway network, perfect for those looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

ACCOMMODATION

ENTRANCE HALL
UPVC double glazed front entrance door, central heating radiator, stairs to the first floor landing and door to the living room.

LIVING ROOM
10'5" (min) x 21'2" (max) x 11'8" (3.20m (min) x 6.47m (max) x 3.56m)
UPVC double glazed window overlooking the front aspect, two central heating radiators, feature archway into the conservatory and gas fire on a marble hearth with cast iron detailing and solid wooden surround. Door providing access into the kitchen.

KITCHEN
6'9" x 10'10" (2.07m x 3.32m)
Range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with swan neck mixer tap, plumbing for a washing machine, space for a fridge/freezer and integrated oven and grill with four ring gas hob. Laminated tiled floor, central heating radiator, UPVC double glazed window overlooking the side aspect and UPVC rear door.

CONSERVATORY
10'1" x 7'5" (3.08m x 2.28m)
UPVC double glazed windows to three sides and laminate flooring. Power and light within.

FIRST FLOOR LANDING
UPVC double glazed window overlooking the side elevation, doors to three bedrooms and house bathroom.

BEDROOM ONE
9'5" x 12'1" (2.89m x 3.70m)
UPVC double glazed window overlooking the front elevation and central heating radiator.

BEDROOM TWO
9'4" x 8'10" (2.87m x 2.70m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BEDROOM THREE
8'6" (max) x 5'11" (min) x 6'3" (2.61m (max) x 1.81m (min) x 1.92m)
UPVC double glazed window overlooking the side elevation, coving to the ceiling, loft access and central heating radiator.

BATHROOM/W.C.
6'2" x 6'0" (1.89m x 1.85m)
Three piece suite comprising panelled bath with mixer tap and mixer shower over, concealed cistern low flush w.c. and high gloss vanity wash basin with LED mirror. UPVC double glazed frosted window overlooking the side elevation, inset spotlights, extractor fan and ladder style radiator.

OUTSIDE
To the front of the property is an attractive lawned garden with conifer hedges bordering and a block paved driveway providing ample off road parking running down the side property with timber gate to the single detached garage with manual up and over door. A further timber gate accesses the enclosed landscaped rear garden. Within the rear garden is an Indian stone paved patio area, an attractive lawn with raised planted borders and timber decked patio area with timber shed, fully enclosed by timber fencing.

COUNCIL TAX BAND
The council tax band for this property is B.

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.