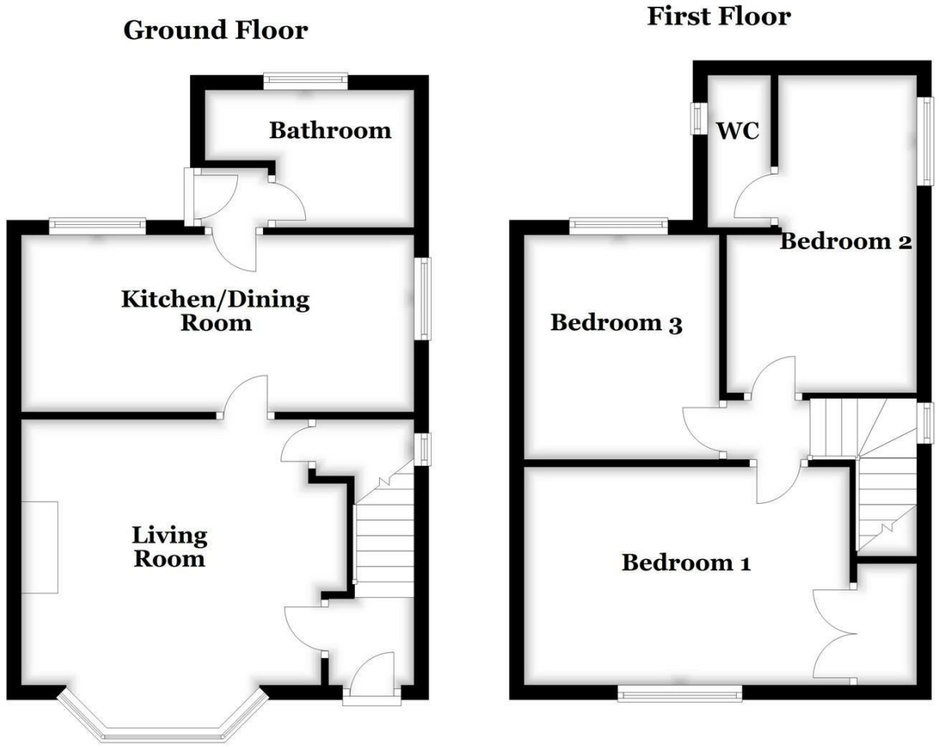

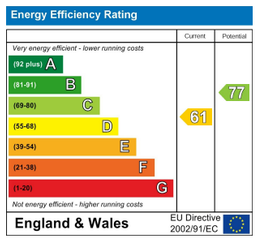

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

21 Hillcrest Avenue, Ossett, WF5 9PP

For Sale Freehold £200,000

Boasting a spacious corner plot is this well presented mature semi detached family home with three well proportioned bedrooms, having been extended to the rear. An enviable plot with scope to extend or develop further subject to the necessary permissions and consents.

The accommodation briefly comprises; entrance hallway, spacious living room, open plan kitchen/diner, rear porch, rear lobby and bathroom/w.c. The first floor landing provides access to three bedrooms (one with en suite w.c.). Outside, the property has gardens to three sides which are mainly lawned with raised patio areas and planted borders. A tarmacadam and pebbled driveway provides ample off street parking leading to a detached brick built garage.

Ossett plays host to a great range of amenities including shops, schools, bus station, and easy access to the motorway network ideal for the commuter wishing to work or travel further afield.

An ideal family home that truly deserves an early viewing to fully appreciate the accommodation on offer.

ACCOMMODATION

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

LIVING ROOM
13'5" x 11'10" (4.10m x 3.63m)
UPVC double glazed bay window to the front elevation , central heating radiator, coving to the ceiling and a living flame gas fire on a marble hearth with matching interior and decorative surround. Understairs storage cupboard. Door to the kitchen/diner.

KITCHEN/DINER
17'7" x 7'1" (5.37m x 2.18m)
Coving to the ceiling and UPVC double glazed leaded windows to the side and rear elevations. Fitted with base and wall units, shelving, laminated work surface over and tiled upstands. Integrated Bosch oven, four ring Hotpoint gas hob with Zanussi cooker hood over, space for two under counter appliances including plumbing and drainage for washing machine, 1 1/2 stainless steel sink and drainer, wall mounted combination condensing boiler central heating radiator and door to the rear lobby.

REAR LOBBY
UPVC double glazed rear entrance door and door to the bathroom/w.c.

BATHROOM
9'4" x 6'2" (2.86m x 1.90m)
UPVC double glazed frosted leaded window to the rear elevation. Three piece suite comprising bath with electric shower over, low flush w.c. and vanity unit with wash basin. Central heating radiator, chrome ladder style towel radiator, coving to the ceiling and extractor vent.

FIRST FLOOR LANDING
Loft access point, UPVC double glazed leaded window to the side elevation and doors to three bedrooms.

BEDROOM ONE
14'8" x 9'9" (4.48m x 2.98m)
UPVC double glazed leaded window to the front elevation, central heating radiator and walk-in wardrobe with shelving and rail space.

BEDROOM TWO
14'5" x 8'5" narrowing to 6'1" (4.40m x 2.59m narrowing to 1.86m)
UPVC double glazed leaded window to the side elevation, two central heating radiators and a door to a en suite w.c.

EN SUITE W.C.
6'2" x 2'9" (1.88m x 0.85m)
Two piece suite comprising low flush w.c. and wall mounted wash basin with tiled splash back. Central heating radiator, extractor vent and UPVC double glazed leaded window to the side elevation.

BEDROOM THREE
10'2" x 8'9" (3.10m x 2.68)
UPVC double glazed leaded window to the rear elevation and central heating radiator.

OUTSIDE
The property stands within a generous plot enjoying gardens to three sides. To the front, a lawned garden with planted borders and paved walk way providing access to the front entrance door. Double gates provide access to a tarmacadam driveway with additional gravelled section providing ample off road parking. Brick built detached single garage. The side garden has a raised paved seating area ideal for entertaining, planted borders and paved walk ways with an additional metal store unit. The rear garden has a paved seating area, lawned garden and established shrubbery borders.

COUNCIL TAX BAND
The council tax band for this property is A

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

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.