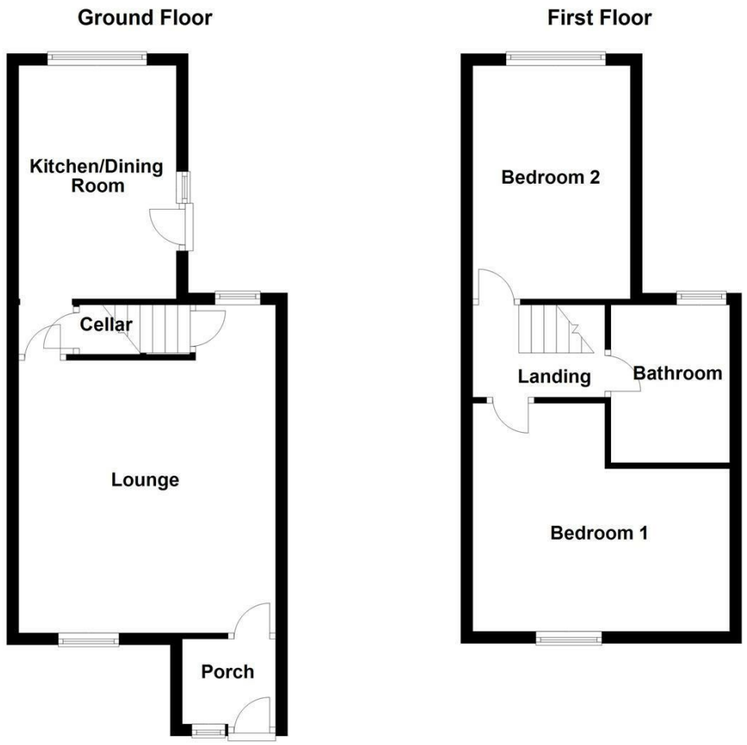
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



4 Springstone Avenue, Ossett, WF5 9EQ

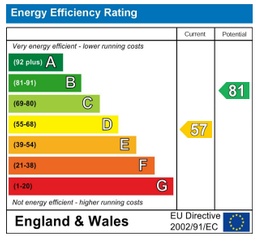
For Sale Freehold £150,000

This stone fronted mature terraced home offers spacious accommodation with two double bedrooms enjoying a two storey extension to the rear.

The accommodation comprises front entrance porch, lounge, kitchen/dining room and access to the cellar. The first floor landing provides access to two double bedrooms and the bathroom. Outside, there is a low maintenance garden to the front.

The property is well placed for local amenities including shops and schools, whilst local bus routes run to and from Wakefield city centre. There is easy access to the motorway network, ideal for the commuter wishing to work or travel further afield.

An ideal property for the first time buyer or young working couple looking to gain access onto the property market, an early viewing comes highly recommended to avoid disappointment.



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.

ACCOMMODATION

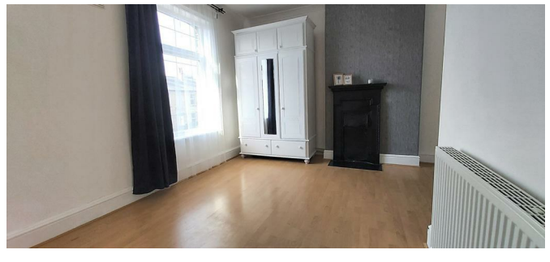
ENTRANCE PORCH
UPVC entrance door and UPVC double glazed window to the front aspect.

LOUNGE
18'3" x 14'1" (5.57m x 4.31m)
UPVC double glazed windows to the front and rear aspect. Fitted with gas fire with marble effect back, hearth and decorative surround. Central heating radiator.

KITCHEN/DINING ROOM
13'4" x 8'10" (4.07m x 2.71m)
UPVC entrance door to the side aspect and UPVC double glazed windows to the rear and side aspect. Fitted with a range of wall and base units with worktops over incorporating a sink and drainer with mixer tap. Fitted electric oven and gas hobs with extractor fan over. Space for appliances and central heating radiator.

FIRST FLOOR LANDING

BEDROOM ONE
14'6" x 12'7" (4.42m x 3.84m)
UPVC double glazed window to the front aspect and central heating radiator.



BEDROOM TWO
8'11" x 12'11" (2.72m x 3.95m)
UPVC double glazed window to the rear aspect and central heating radiator.

BATHROOM/W.C.
8'8" x 6'5" (2.65m x 1.96m)
UPVC double glazed window to the rear aspect. Fitted with bath with shower over, pedestal wash hand and w.c. Central heating radiator.

OUTSIDE
To the front is a pebbled garden and to the rear is a yard.

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.