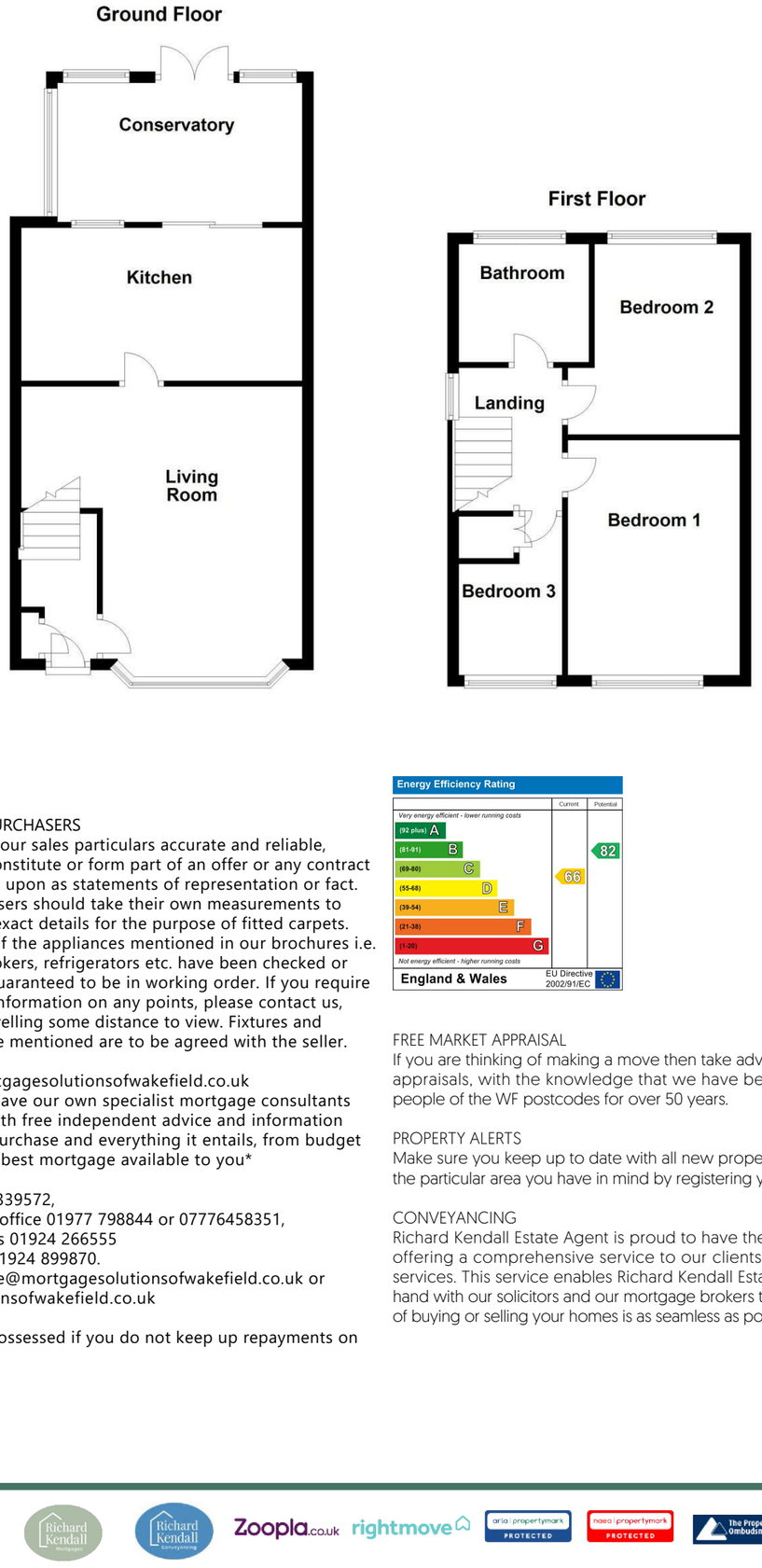
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



19 Whitley Spring Crescent, Ossett, WF5 0RE

For Sale Freehold Offers In The Region Of £255,000

Situated in the popular town of Ossett is this superbly presented three bedroom semi detached house benefitting from driveway parking, rear garden and a detached garage. Planning permission has been approved for a single storey extension to the rear (ref: 21/01707/FUL) and a two storey side extension with wrap around single storey extension to the rear (ref: 22/01720/FUL). All details can be viewed on Wakefield MDC public planning portal.

The property briefly comprises of an entrance hall, living room, kitchen/diner and conservatory. To the first floor landing there are three bedrooms and a family bathroom/w.c. Externally to the front there is driveway parking with ample space for several cars. To the rear there is an easy to maintain lawn and patio seating area, as well as a detached garage.

Situated in Ossett, this property is ideally located for all the local schools, including Towngate school, which is a short walk away, and all the local shops and amenities that Ossett has to offer, including its twice weekly market. It is also ideally located for access to the M1 motorway for those looking to travel further afield.

This property would make an ideal family home and a viewing is highly recommended to truly appreciate everything it has to offer.

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 www.mortgagesolutionsofwakefield.co.uk
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 339572,
Pontefract & Castleford office 01977 798844 or 07776458351,
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Alternatively email vince@mortgagesolutionsofwakefield.co.uk or chris@mortgagesolutionsofwakefield.co.uk

*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

HALLWAY
Stairs leading to first floor, gas central heating radiator, built in storage cupboard and door to living room.

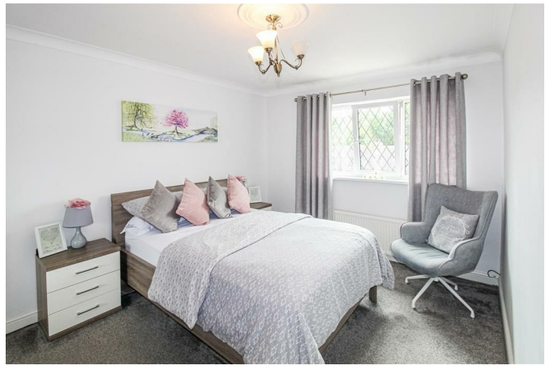
LIVING ROOM
16'4" max x 14'5" (4.98m max x 4.4m)
UPVC bay double glazed window to the front elevation, two gas central heating radiators, wall mounted electric fire and door to kitchen.

KITCHEN
16'2" x 8'10" (4.95m x 2.71m)
UPVC double glazed window to the rear elevation. Modern fitted kitchen with an array of wall and base units for storage, black laminate worktops with a gas hob and integrated oven with cooker hood. Space for a washing machine, fridge/freezer and integrated dishwasher. Gas central heating radiator and space for dining table and chairs. Sliding doors lead through to the conservatory.

CONSERVATORY
14'3" x 8'2" (4.36m x 2.49m)
UPVC double glazed windows to the rear and side elevation with UPVC doors leading out to the rear garden. Wood effect floor, gas central heating radiator and wall lights to one side.

FIRST FLOOR LANDING
UPVC double glazed window to the side elevation, access to three bedrooms and family bathroom/w.c.

BEDROOM ONE
10'0" x 13'8" (3.05m x 4.18m)
UPVC double glazed window to the front elevation with gas central heating radiator, skirting board and carpeted.



BEDROOM TWO
11'4" x 8'5" (3.47m x 2.58m)
UPVC double glazed window to the rear elevation, gas central heating radiator, skirting board and carpeted.

BEDROOM THREE
9'3" max x 6'0" (2.84m max x 1.85m)
UPVC double glazed window to the front elevation, gas central heating radiator and built in storage cupboard over the bulkhead.

BATHROOM/W.C.
7'4" x 6'2" (2.24m x 1.88m)
UPVC double glazed frosted window to the rear elevation. Four piece bathroom suite comprising bath, low flush w.c. and vanity wash hand basin with mixer tap and walk in shower cubicle with wall mounted shower. Spotlights to the ceiling, fully tiled on walls and floor with extractor fan to the ceiling.

OUTSIDE
Externally to the front of the property is a flagged driveway with ample parking space for two/three cars, fencing to one side with a pebbled border between driveway flags. To the rear there is a flagged patio seating area, easy to maintain lawn with a plant and bush border to one side, flagged walkway leading to a detached garage with power and light with an up and over door.

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

VIEWING
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 six 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.