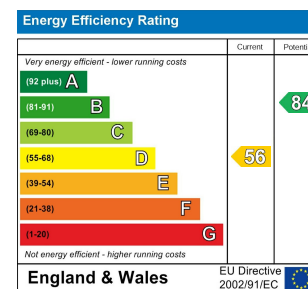
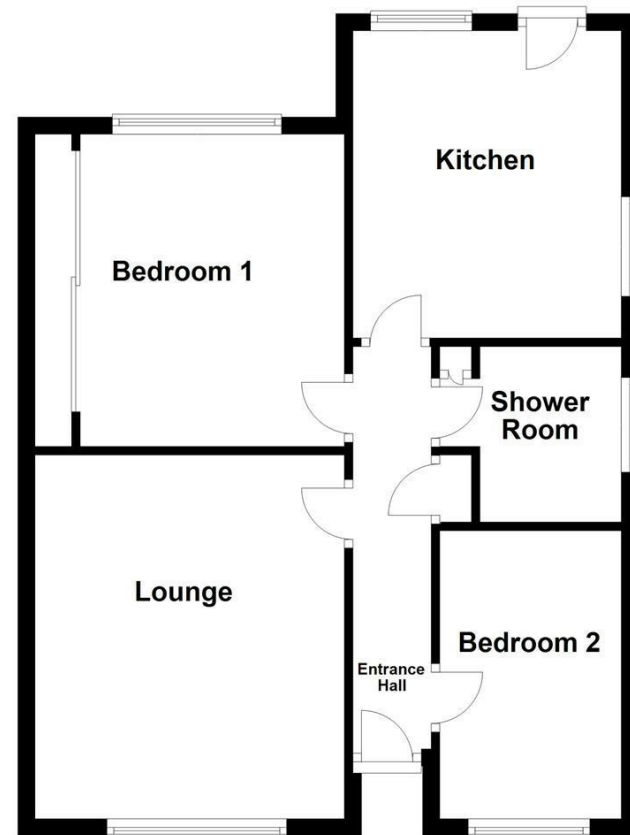




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844

Ground Floor



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.



42 Whitley Spring Crescent, Ossett, WF5 0RE
For Sale Freehold £219,000

Situated in this popular part of Ossett is this spacious two bedroom semi detached bungalow benefitting from double glazing and gas central heating.

The property fully comprises of entrance hall, lounge, kitchen, two bedrooms and modern shower room/w.c. Outside there is a lawned garden to the front with plants and shrubs bordering. Driveway to the side providing off street parking leading to the detached concrete sectional garage. To the rear, low maintenance stone flagged tiered garden incorporating lawn with plants and shrubs bordering.

The property is well placed to local amenities including shops and schools with local bus routes nearby, as well as Ossetts twice weekly market. The M1 motorway is only a short distance away, perfect for those looking to travel further afield.

Offered for sale with no chain and vacant possession, an ideal property for those looking to downsize and a viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

Loft access with drop down ladder and radiator. Door to cloaks cupboard, lounge, two bedrooms, kitchen and bathroom.

BEDROOM TWO

10'10" x 7'0" [3.32m x 2.15m]

UPVC double glazed window to the front and radiator.



LOUNGE

11'9" x 13'11" [3.59m x 4.26m]

UPVC double glazed window to the front, radiator, coving to the ceiling, gas fire with marble back, hearth and wood surround.



SHOWER ROOM/W.C.

6'9" x 6'9" [max] [2.08m x 2.08m [max]]

Corner shower cubicle with mixer shower, concealed low flush w.c., wash basin with vanity cupboards, heated chrome towel radiator, fully tiled walls and floor. Recess LED ceiling spotlights and door to airing cupboard.



BEDROOM ONE

12'0" x 9'10" [up to fitted wardrobes] [3.66m x 3.02m [up to fitted wardrobes]]

UPVC double glazed window to the rear, radiator, coving to the ceiling and built in wardrobes with sliding mirror door.



KITCHEN

10'4" x 11'8" [3.15m x 3.57m]

Range of wall and base units with work surface over incorporating 1.5 stainless steel sink and drainer with mixer taps, integrated fridge, plumbing for a washing machine and integrated oven and grill with four ring gas hob and filter hood above. UPVC double glazed window to the rear and side, with door to the side. Drawers down the base units, coving to the ceiling, radiator and laminate floor.

OUTSIDE

To the front there is an attractive lawned garden with plants and shrubs bordering. To the rear there is a low maintenance three tired stone

flagged garden incorporating lawned section and timber shed with plants and shrubs bordering. Driveway to the side providing ample off street parking leading to a detached concrete sectional garage with up and over door.



COUNCIL TAX BAND

The council tax band for this property is B.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.