



Wakefield
01924 291294

Pontefract
01977 798844

Horbury
01924 260022

Ossett
01924 266555

Normanton
01924 899870



5 Crown Point Close, Ossett, WF5 8RH

For Sale Freehold £305,000

Occupying a pleasant cul-de-sac position is this spacious and attractive four/five bedroom detached family home, benefitting from UPVC double glazing and gas central heating throughout.

The accommodation comprises of entrance hallway, spacious lounge, separate dining room, conservatory, breakfast kitchen, rear lobby, downstairs w.c. and study/bedroom five. The first floor landing provides access to four well proportioned bedrooms, the master with en suite shower room facilities, in addition to the house bathroom/w.c. Outside, there are pleasant lawned gardens to the front and rear. A block paved driveway provides off street parking leading to the integral garage with up and over door.

Ossett plays host to a range of amenities including shops and schools. There is easy access to the M1 motorway via junction 41, ideal for the commuter wishing to work or travel further afield. Local bus routes run to and from Wakefield city centre.

Offered for sale with no upward chain involved, this is an ideal family home which deserves an early viewing to avoid disappointment.

OTHER INFORMATION

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.

In all our property sales brochures there is a 6" measurement tolerance. 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.

FREE VALUATION

If you are thinking of a move then take advantage of our FREE valuation service, telephone any of our five offices for a prompt and efficient service with the knowledge that RICHARD KENDALL has been selling houses for the people of Wakefield for over 45 years and now selling and renting houses in Pontefract.

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MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage deal available to you*. Contact Vince Hickman on 01924 339572 or contact vince@mortgagesolutionsofwakefield.co.uk or Sharon Dorsett on 01924 266555 sharon@mortgagesolutionsofwakefield.co.uk, www.mortgagesolutionsofwakefield.co.uk

*your home may be repossessed if you do not keep up repayments on your mortgage

MAILING LIST

Make sure that you keep up to date with all new properties in your price range and the particular area you have in mind and register your requirements with our office. These will be mailed to you every week.

Also the Richard Kendall Estate Agent magazine is sent to all applicants on our mailing list FREE OF CHARGE

REMEMBER WE GUARANTEE PERSONAL SERVICE WITH QUALIFIED AND EXPERIENCED STAFF IN EACH OF OUR FIVE OFFICES

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ACCOMMODATION

ENTRANCE HALL

Front entrance door, staircase to the first floor landing with under stairs storage cupboard, further full-sized cloakroom cupboard, wood laminate flooring, radiator and coving to the ceiling.

LOUNGE

13'6" x 15'3" (4.14m x 4.65m)

Wood laminate flooring, two radiators, double glazed window to the front, coving to the ceiling and fireplace with a marble hearth and wood surround housing space for and electric fire.

DINING ROOM

13'3" x 8'5" (4.05m x 2.57m)

Radiator, wood laminate flooring, coving to the ceiling and double glazed sliding patio doors into the conservatory.

CONSERVATORY

12'3" x 9'6" (3.75m x 2.91m)

Fully double glazed UPVC with French doors to the rear garden. Wood laminate flooring.



BREAKFAST KITCHEN

12'3" x 10'4" (3.74m x 3.16m)

A range of wall and base units with laminate work surface over incorporating 1/2 sink and drainer. Five ring gas hob, space for fridge/freezer, plumbing for washing machine, space for dishwasher, space for dryer, integrated oven and grill, double glazed window to the rear, fully tiled walls and wood laminate flooring.



REAR LOBBY

Radiator and rear entrance door into the garden.

STUDY/BEDROOM FIVE

8'9" x 7'9" (2.69m x 2.38m)

Double glazed window to the side, radiator and wood laminate flooring.

DOWNSTAIRS W.C.

Low flush w.c. and wash basin. Radiator, part tiled walls, wood effect flooring and double glazed frosted window to the side.

FIRST FLOOR LANDING

Doors to four bedrooms and the house bathroom/w.c. Airing cupboard.

MASTER BEDROOM

10'2" x 13'9" (3.11m x 4.20m) max

Radiator and double glazed window to the front. Fitted dressing table, double wardrobes and storage cupboards. Door to the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

6'7" x 4'9" (2.03m x 1.46m)

Three piece suite comprising of a low flush w.c., wash basin over vanity unit and corner shower cubicle with mixer shower. Fully tiled walls and floor, double glazed frosted window to the side and radiator.

BEDROOM TWO

12'11" x 12'9" (3.96m x 3.89m)

Fitted wardrobes, loft access, two double glazed windows and radiator.

BEDROOM THREE

12'7" x 7'8" (3.85m x 2.36m) plus walk in area

Radiator and double glazed window to the front. Fitted wardrobes with sliding doors.

BEDROOM FOUR

6'11" x 8'8" (2.11m x 2.66m)

Radiator and double glazed window to the front.

HOUSE BATHROOM/W.C.

9'10" x 7'9" (3.00m x 2.38m)

Four piece suite comprising of large Jacuzzi bath, low flush w.c., wash basin over vanity unit and separate fully tiled shower cubicle with electric shower. Fully tiled walls and floor, heated chrome towel radiator, double glazed window to the rear.



OUTSIDE

There is a pleasant lawned garden to the front and driveway providing off street parking leading to the integral single garage with up and over door. To the rear of the property there is an attractive and enclosed lawned garden incorporating flagged patio area, ideal for entertaining purposes. There is also a timber store unit.

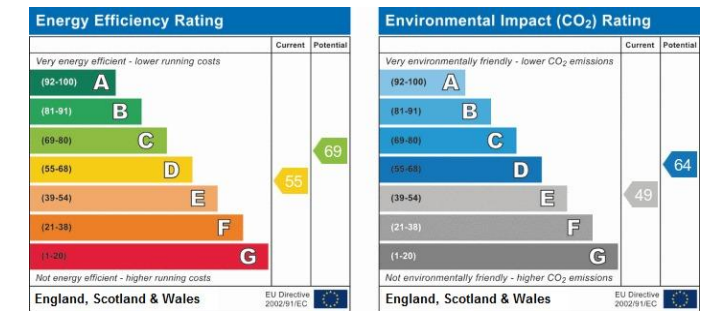


VIEWINGS

To view please contact our Ossett office and they will only be too pleased to arrange a suitable appointment.

EPC RATING

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



LAYOUT PLANS

These floor plans are available to view online at www.richardkendall.co.uk