Richard Kendall Estate Agent

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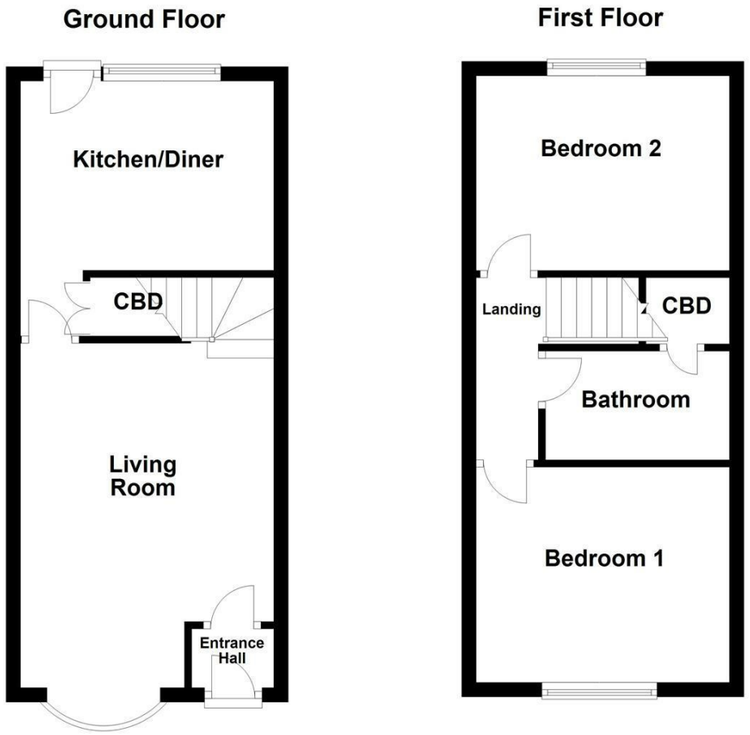
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



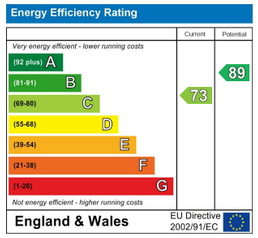
39 Willow Grove, Ossett, WF5 0AH

For Sale Freehold £176,400

Situated in the sought after location of Ossett is this two bedroomed mid town house offered for sale with no chain involved benefitting from enclosed rear garden and separate garage.

The property briefly comprises of entrance hall, living room and kitchen/diner. To the first floor there are two double bedrooms and family bathroom. Outside to the front of the property, the garden is mainly laid to lawn with paved pathway. To the rear, the garden is paved with patio area to the rear, perfect for outdoor dining and enclosed by timber fencing. There is a separate single garage and tarmacadam driveway providing space for one vehicle.

This well presented home would make an ideal purchase for the first time buyer/working couple or those looking to downsize. Only a full internal inspection will reveal all that's on offer at this home and 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 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
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.

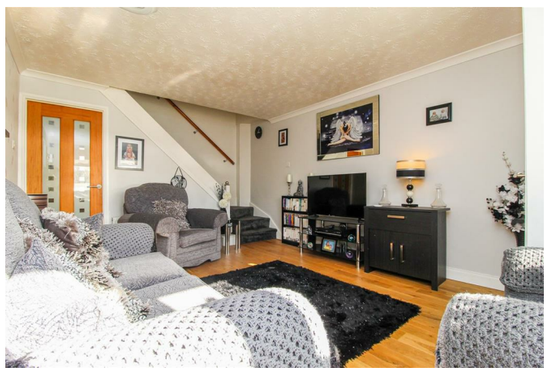
PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

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 HALL
Door leading into the living room.

LIVING ROOM
11'7" x 12'5" (min) x 12'8" (max) (3.54m x 3.79m (min) x 3.88m (max))
UPVC double glazed bow window to the front, central heating radiator, coving to the ceiling and stairs to the first floor landing. Door into the kitchen/diner.

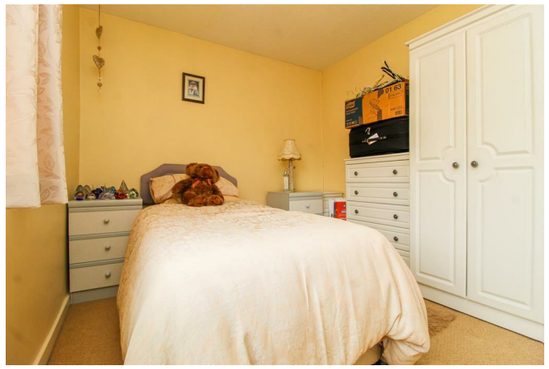


KITCHEN/DINER
11'7" x 11'7" (max) x 8'7" (min) (3.54m x 3.54m (max) x 2.62m (min))
Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob with extractor hood and tiled splash back. Integrated fridge, integrated washing machine and integrated dishwasher. UPVC double glazed window and door to the rear, central heating radiator, LED ceiling spotlights and door leading to understairs storage cupboard.

FIRST FLOOR LANDING
Loft access and doors leading to two bedrooms and family bathroom.

BEDROOM ONE
11'7" x 9'9" (3.54m x 2.98m)
Central heating radiator and UPVC double glazed window to the front.

BEDROOM TWO
11'7" x 8'8" (3.54m x 2.66m)
Central heating radiator and UPVC double glazed window to the rear.



BATHROOM/W.C.
8'5" x 4'10" (2.58m x 1.49m)
Central heating radiator, LED ceiling spotlights, door to overstairs storage cupboard, low flush w.c., P-shaped bath with mixer tap, overhead electric shower and glass shower screen. Pedestal wash basin with mixer tap, extractor fan and half tiled walls.

OUTSIDE
To the front of the property the garden is mainly laid to lawn with paved pathway leading to the front door. To the rear, the garden is mainly paved with a decked patio area, planted features and timber fencing surrounding. Rear gate leading to a bin storage and separate single garage down the street with manual up and over door, with tarmacadam parking space for one vehicle.

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

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.