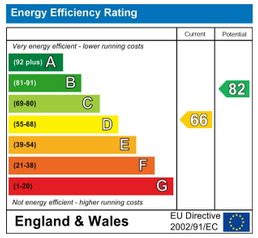

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

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

8 Grove Street, Ossett, WF5 8LP

For Sale Freehold Asking Price £210,000

Semi-detached property offers spacious and versatile accommodation arranged over three floors. The property benefits from double glazing and gas central heating.

The accommodation briefly comprises an entrance hall, cellar, lounge and a spacious kitchen diner. To the first floor, the landing provides access to two bedrooms and a modern family bathroom, while a further bedroom is located on the second floor. Externally, the property benefits from a low maintenance rear garden with a useful outhouse providing additional storage.

Ideally positioned for a range of local shops and amenities, the property is within easy reach of the town centre, which hosts a twice weekly market. It is also conveniently located within walking distance of well regarded local schools.

Offered ready to move into, an early viewing is highly recommended to fully appreciate the accommodation on offer.

ACCOMMODATION

ENTRANCE HALL
Entry is gained through a front UPVC door into the main hallway, which features a slate tiled floor and a central heating radiator. Doors provide access to the lounge, cellar and kitchen diner.

LOUNGE
14'7" x 12'0" (4.47m x 3.68m)
UPVC double glazed window overlooks the front elevation. The room features a cast iron fireplace with a granite hearth and solid wood surround, a central heating radiator and skirting boards. A doorway leads through into the kitchen.

KITCHEN DINER
13'11" x 12'5" (4.26m x 3.80m)
UPVC double glazed window overlooks the rear elevation and the room benefits from feature Yorkshire stone flooring. The fitted kitchen comprises an array of wall and base units providing ample storage, with a stainless steel sink and drainer unit with a 1½ bowl. There is plumbing for a washing machine, a four ring gas hob with extractor hood over, an integrated oven and grill, and additional storage cupboards to one side. The room also benefits from a central heating radiator, space for a fridge freezer and spotlights to the ceiling. Access leads through to the rear entrance.

REAR ENTRANCE
Having a door leading out to the rear garden and a staircase rising to the first floor landing.

FIRST FLOOR LANDING
Providing access to two bedrooms, the family bathroom and a staircase rising to the second floor.

BEDROOM ONE
14'6" x 9'7" (4.44m x 2.94m)
UPVC double glazed window overlooks the front. The room also benefits from a central heating radiator and a door leading to useful storage.

BEDROOM TWO
14'0" x 9'3" (4.27m x 2.82m)
UPVC double glazed window overlooks the rear elevation and the room includes a central heating radiator.

BATHROOM
6'1" x 5'4" (max) x 3'5" (min) (1.86m x 1.64m (max) x 1.05m (min))
A modern three piece suite comprising a panelled bath with wall-mounted shower over and glass screen, wash hand basin set within a vanity unit, and a low flush WC. The room also benefits from a heated towel radiator, fully tiled walls and a UPVC frosted double glazed window to the rear elevation.

SECOND FLOOR LANDING
Providing access to the third bedroom.

BEDROOM THREE
17'4" x 15'7" (5.29m x 4.76m)
A spacious room featuring double glazed Velux skylight windows to both the front and rear elevations and a central heating radiator.

OUTSIDE
To the front of the property there is on street parking available. To the rear of the property there is a low maintenance flagged garden with a corner artificial lawn area, as well as a brick built outhouse which is ideal for storage.

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.

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

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