Richard Kendall Estate Agent

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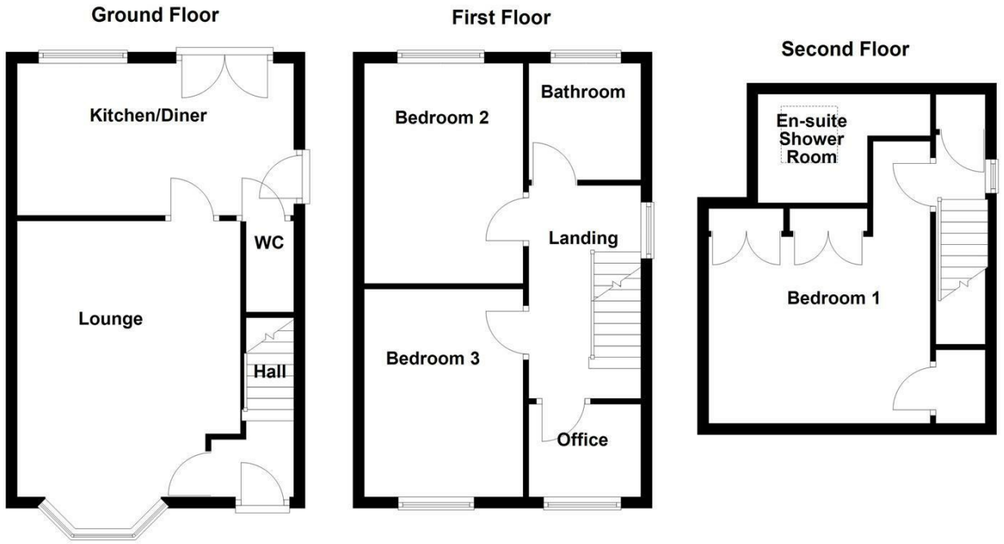
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



7 Kingsway Grove, Ossett, WF5 8FA

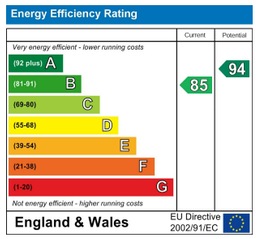
For Sale Freehold £310,000

Situated within walking distance of Ossett town centre is this superbly presented, modern three storey, three bedroom semi detached property. The home benefits from driveway parking, enclosed rear gardens and two bathrooms, offering well proportioned and versatile accommodation throughout.

The accommodation briefly comprises an entrance hall leading into a spacious lounge and a contemporary kitchen diner. To the first floor, the landing provides access to two bedrooms, a family bathroom and a further room ideal for use as a home office or study. The second floor hosts an additional double bedroom with en suite shower room. Externally, to the front, there is ample driveway parking. To the rear, the property features an extended, low maintenance rear garden with patio area, ideal for outdoor seating and entertaining.

Ossett town centre provides a wide range of local shops, amenities and a twice weekly market. The property is also conveniently located for access to the motorway network, making it ideal for commuters.

An excellent opportunity to acquire a modern home in a highly convenient location. Early viewing is strongly recommended.



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.

ACCOMMODATION

ENTRANCE HALL
A front door into the main hallway with a floor to ceiling spindle staircase leading to the first floor and access into the lounge.

LOUNGE
16'0" x 13'0" (4.90m x 3.97m)
UPVC double glazed bay window to the front elevation, central heating radiator, carpeted flooring and door leading through to the kitchen diner.

KITCHEN/DINER
16'1" x 8'10" (4.92m x 2.70m)
Modern fitted kitchen with wall and base units, laminate work surfaces, integrated gas hob with cooker hood, integrated double oven, integrated fridge freezer, dishwasher, 1.5 stainless steel sink and drainer, plumbing for a washing machine, tiled splashbacks, tiled flooring, central heating radiator and spotlights to the ceiling. Side UPVC door providing access to the side of the property and internal door to the downstairs w.c. UPVC double glazed window to the rear elevation and rear UPVC French doors leading out to the garden.

W.C.
2'7" x 5'3" (0.81m x 1.61m)
Two piece suite comprising low flush w.c. and wash hand basin with mixer tap. Chrome style ladder radiator and fully tiled walls.

FIRST FLOOR LANDING
Access to two bedrooms, home office and family bathroom.

BEDROOM TWO
12'9" x 9'3" (3.90m x 2.83m)
UPVC double glazed window to the rear elevation, central heating radiator and carpeted flooring.

BEDROOM THREE
12'3" x 9'3" (3.75m x 2.83m)
UPVC double glazed window to the front elevation, central heating radiator and carpeted flooring.

OFFICE
6'6" x 5'4" (1.99m x 1.65m)
UPVC double glazed window to the front elevation, central heating radiator and carpeted flooring.

BATHROOM/W.C.
6'9" x 6'5" (2.07m x 1.98m)
Three piece suite comprising panelled bath with wall mounted shower over and glass screen, vanity wash hand basin with mixer tap and w.c. Chrome style ladder radiator, spotlights to the ceiling and fully tiled walls and floor. Frosted UPVC double glazed window to the rear elevation.

SECOND FLOOR LANDING
Velux window to the side elevation and built in storage cupboard over the stairs.

BEDROOM ONE
16'4" x 12'10" (5.00m x 3.92m)
Velux window to the front elevation, central heating radiator, carpeted flooring, built in wardrobes to one side and built in storage cupboard. Door leading to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
10'0" x 6'3" (3.06m x 1.92m)
Three piece suite comprising shower cubicle with glass sliding door and wall mounted shower, vanity wash hand basin with mixer tap and w.c. Chrome style ladder radiator and fully tiled walls and floor. Velux window to the rear elevation.

OUTSIDE
Driveway parking for two cars to the front with an additional space directly in front of the property. Rear flagged patio seating area with low maintenance lawn leading to a further patio area with space for a storage shed.

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

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.