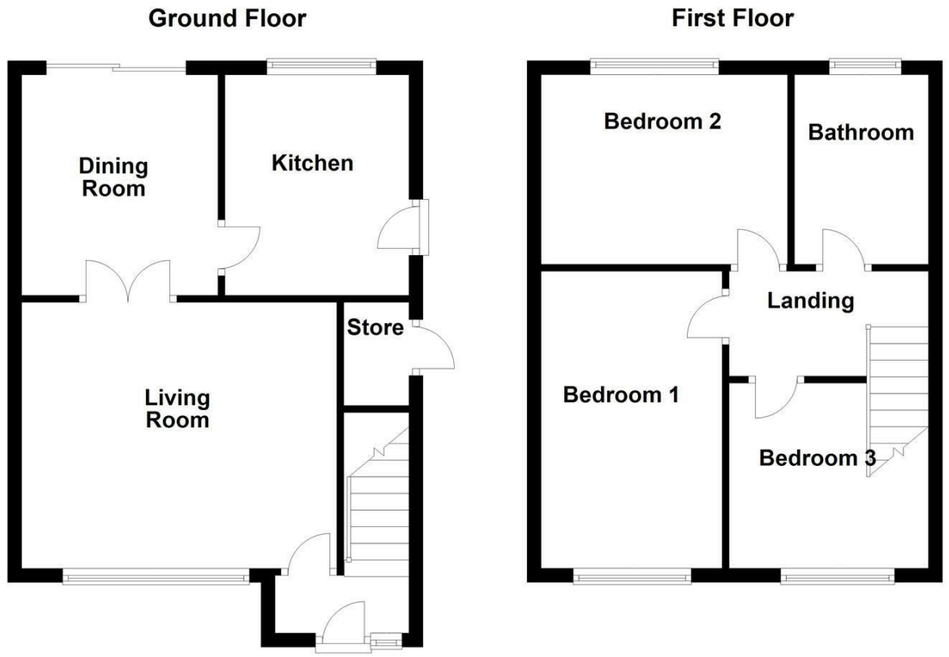

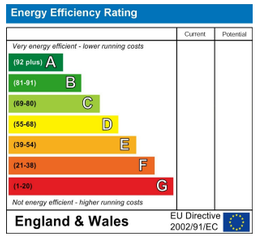

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

7 Littlefield Grove, Ossett, WF5 0PS

For Sale Freehold £220,000

This particularly well presented three bedroom semi detached home is set on an enviable corner plot in a cul-de-sac position within the popular town of Ossett, which boasts a range of amenities including shops, supermarkets, restaurants, recreational facilities, well regarded schools and good transport links including easy access to the M1 motorway network and good bus routes. There is good potential to extend the property to the side or the rear or up into the loft space, subject to the necessary planning permission.

The accommodation is set over two floors and to the ground floor briefly comprises an entrance vestibule, lounge, modern fitted kitchen and separate dining room whilst to the first floor there are three bedrooms and the house bathroom/w.c. Externally and to the front of the property is an attractive, enclosed garden with a block paved driveway providing ample off street parking and recent new build detached garage to the side. The rear of the property boasts an extensive and enclosed lawned garden ideal for entertaining or families with children.

This superbly presented property offers ready to move into accommodation which is sure to appeal to families and young professionals alike, with an early viewing advised to avoid disappointment.

ACCOMMODATION

ENTRANCE VESTIBULE
UPVC double glazed front entrance door leading into the entrance hall. Staircase to the first floor landing, double central heating radiator, front facing UPVC double glaze frosted window and door to the lounge.

LOUNGE
15'6" x 10'11" (4.73m x 3.33m)
Front facing UPVC double glazed window, feature fireplace with, coving to the ceiling, central heating radiator, aerial point, internet point and glazed door to the dining room.

DINING ROOM
10'0" x 8'11" (3.05m x 2.74m)
Wood effect tiled flooring, rear facing UPVC double glazed patio door leading out to the garden, double central heating radiator and a door leading through to the kitchen.

KITCHEN
9'10" x 9'8" (3.02m x 2.95m)
A range of modern and stylish wall and base units with wood effect block work surface over incorporating a composite sink and drainer unit. Double inbuilt electric oven, four ring gas hob with black glass splash back and extractor hood over, integrated dryer, space for appliances including plumbing for a washing machine and space for a freestanding larder-style fridge/freezer. Tiled splash backs, wood effect tiled flooring, double central heating radiator, rear facing UPVC double glazed window and UPVC double glazed side entrance door.

FIRST FLOOR LANDING
Doors to three bedrooms and the house bathroom/w.c. Side facing UPVC double glazed frosted window and small loft access hatch.

BEDROOM ONE
12'9" x 9'5" max (3.90m x 2.88m max)
Front facing UPVC double glazed window and double central heating radiator.

BEDROOM TWO
12'4" x 8'3" (3.78m x 2.52m)
Rear facing UPVC double glazed window and double central heating radiator.

BEDROOM THREE
9'6" x 6'0" (2.92m x 1.84m)
Front facing UPVC double glazed window, double central heating radiator and inbuilt storage cupboard over the bulkhead.

HOUSE BATHROOM/W.C.
8'2" x 6'3" (2.50m x 1.91m)
Recently renovated modern three piece suite consisting of bath suite with wall mounted shower and glass screen, wash hand basin with mixer tap, low flush w/c with silver ladder style radiator. Fully tiled on the walls and floor.

OUTSIDE
The property is set on a generous corner plot. There is an attractive front garden with block paved driveway providing ample off street parking. To the rear of the property is a particularly spacious and enclosed garden which is mainly lawned with a paved patio seating area, a recently built detached garage with up and over door, a range of mature shrubs and trees and fenced boundaries.

COUNCIL TAX BAND
The council tax band for this property is C

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

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.