



WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRAC & CASTLEFORD 01977 798 844	



22 Grove Street, Ossett, WF5 8LP

For Sale Freehold £175,000

Offered for sale is this well presented two bedroom end terrace property in the heart of Ossett, which includes a feature fireplace and a modern bathroom. Ready to move into, the property is within walking distance of all local amenities, shops, schools and the motorway, which is great for the commuter. The property would suit a first time buyer, professional couple or somebody looking to downsize in the area.

The accommodation fully comprises modern kitchen with fitted wall and base units, lounge with feature fireplace and to the first floor two bedrooms and the house bathroom/w.c. Parking for two cars and rear garden.

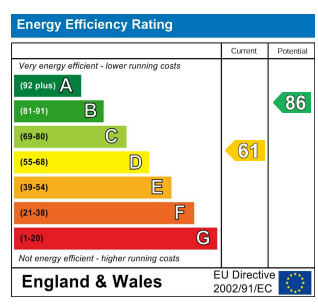
An early viewing is essential, this is one not to be missed.

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

KITCHEN

14'3" x 9'11" max x 6'0" min [4.36m x 3.04m max x 1.85m min]

UPVC composite door, laminate flooring, gas central heating radiator, UPVC double glazed window to the side, a range of modern fitted wall and base units, integral oven with four ring gas hob and extractor hood over, laminate work surface, tiled splashback, plumbing for a freestanding washing machine and a dishwasher. Inset chrome sink with separate strainer and chrome mixer tap, space for a freestanding washing machine and stairs leading down to the cellar.



LIVING ROOM

14'5" x 15'4" [4.4m x 4.69m]

Gas central heating radiator, UPVC double glazed window to the front, UPVC composite door with double glazed frosted window above, brick built centrepiece fireplace with stone hearth and surround [potential for an open gas fire or a multi fuel burner].

FIRST FLOOR LANDING

Doors to the bathroom and bedrooms.

HOUSE BATHROOM/W.C.

5'10" x 5'7" [1.8m x 1.72m]

Modern fitted white three piece suite of low flush w.c., vanity sink basin with chrome mixer tap and panelled bath with chrome mixer shower over having two separate heads. UPVC double glazed frosted window to the rear, ladder style towel radiator, fully tiled floor and walls.



BEDROOM ONE

12'4" x 14'2" max x 13'4" min [3.78m x 4.34m max x 4.07m min]

Gas central heating radiator, UPVC double glazed window to the front, built in wardrobes.



BEDROOM TWO

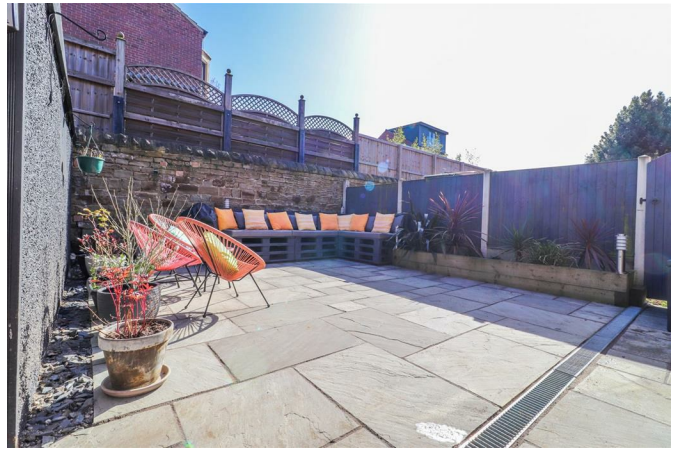
7'5" x 6'11" [2.28m x 2.11m]

Gas central heating radiator, UPVC double glazed window to the rear, over stairs bulkhead.



OUTSIDE

To the side of the property there is a gravelled driveway providing parking for two cars leading to an enclosed rear garden with a garage having up and over door. A paved rear garden with raised planted beds and seating area.



COUNCIL TAX BAND

The council tax band for this property is A

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.