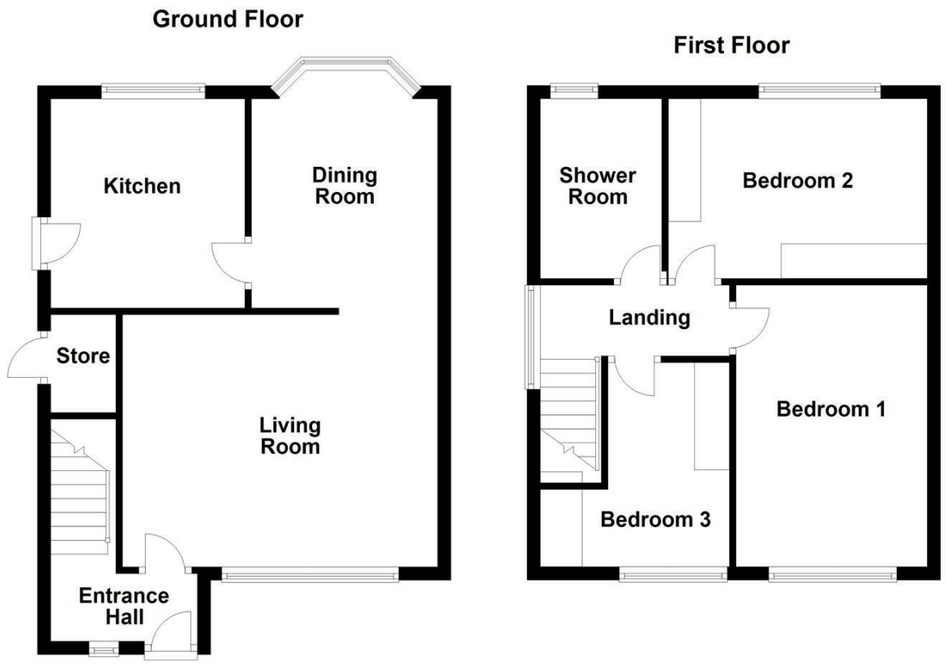
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844





5 Littlefield Grove, Ossett, WF5 0PS

For Sale Freehold £230,000

Situated within walking distance of Ossett town centre is this well presented semi detached home, benefitting from driveway parking and a detached garage.

The accommodation briefly comprises an entrance hall, living room, separate dining room and fitted kitchen. To the first floor, the landing provides access to three bedrooms and a modern family bathroom with w.c. Externally, the front garden is designed for low maintenance and is mainly pebbled, with a driveway running beneath a timber carport and through a swing gate to a single detached garage. The rear garden features an Indian stone paved patio, a decorative pond with water feature, a rockery garden with established plants and shrubs, a greenhouse, an additional paved seating area and a substantial timber summer house, creating a versatile outdoor space.

The property is ideally positioned close to local amenities, well regarded schools and Ossett town centre, which hosts a twice weekly market on Tuesdays and Fridays, along with a central bus station. The M1 motorway is also within easy reach, making the property particularly convenient for commuters.

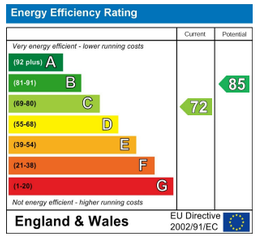
An excellent opportunity for a range of buyers. Viewing is highly recommended.

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 solid wooden front entrance door leads into the entrance hall with central heating radiator, dado rail and staircase with double handrail rising to the first floor. A circular single glazed timber window to the front aspect and a door leading into the living room.

LIVING ROOM
10'11" x 15'7" (3.33m x 4.76m)
UPVC double glazed window overlooking the front aspect, central heating radiator, stone hearth with exposed brick inset and solid wooden mantle, fitted wooden TV shelving unit and opening into the dining room.



DINING ROOM
10'5" (max) x 8'4" (min) x 9'1" (3.19m (max) x 2.55m (min) x 2.77m)
Walk in bay window with UPVC double glazed windows overlooking the rear aspect, central heating radiator, partial picture rail and door leading into the kitchen.



KITCHEN
9'6" x 9'9" (2.91m x 2.99m)
Range of wall and base units with laminate work surfaces and tiled splashback, double ceramic Belfast sink with swan neck mixer tap, integrated washing machine, integrated freezer with separate 50/50 integrated fridge, breakfast bar, laminate flooring, UPVC double glazed window overlooking the rear garden, space for freestanding oven and grill with cooker hood above and solid wooden stable door to the side aspect.

FIRST FLOOR LANDING
UPVC double glazed window to the side elevation, loft access and four solid wood doors leading to three bedrooms and the house shower room.

BEDROOM ONE
9'5" x 12'7" (2.88m x 3.86m)
UPVC double glazed window overlooking the front elevation, central heating radiator, dado rail and wall lights.



BEDROOM TWO
8'1" x 12'6" (2.48m x 3.82m)
Range of fitted wardrobes with storage cupboards above bed space, fitted bedside cabinets and glass shelving, dado rail, UPVC double glazed window overlooking the rear elevation and central heating radiator.



BEDROOM THREE
9'5" x 6'11" (2.88m x 2.12m)
UPVC double glazed window overlooking the front elevation, central heating radiator, dado rail and fitted wardrobes to two walls.

SHOWER ROOM/W.C.
8'0" x 6'0" (2.45m x 1.85m)
Three piece suite comprising walk in shower cubicle with glass screen and chrome mixer shower, pedestal wash basin with tiled splashback and low flush w.c. Half tiled walls, chrome towel radiator and frosted UPVC double glazed window to the rear elevation.



OUTSIDE
Externally to the front is a low maintenance pebble garden with plants and shrubs, steps leading to the entrance door and a tarmac driveway providing off road parking. The driveway continues under a timber carport through a swing gate to a single detached garage with manual up and over door. To the rear is an Indian stone paved patio, water feature pond, rockery garden with plants and shrubs, greenhouse, further paved patio and a large timber summer house with double doors and windows to the front, all enclosed by timber fencing.



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

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.