Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

8, Stoneleigh Grove, Ossett, WF5 8QN

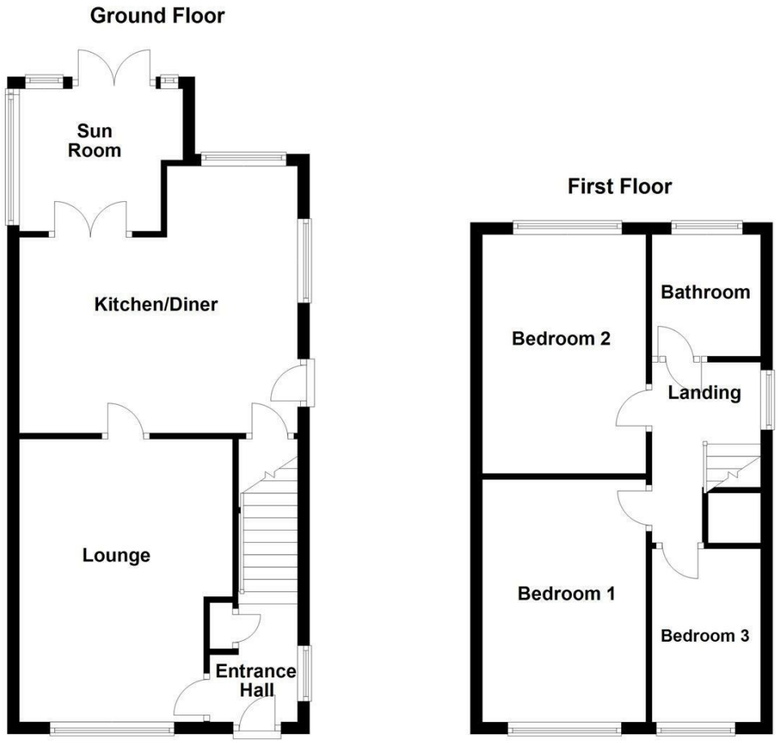
For Sale Freehold £245,000

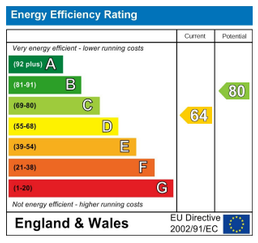
Situated in a popular part of Ossett is this well appointed three bedroom detached family home benefitting from modern fitted open plan kitchen/diner.

Having UPVC double glazing and gas central heating, the property fully comprises of entrance hall, lounge, open plan kitchen/diner and sun room. Stairs to the first floor lead to three bedrooms (two of which are doubles) and main house bathroom/w.c. Outside to the front is a lawned garden with driveway to the side leading to brick built detached garage with electric door. Low maintenance garden incorporating flagged patio.

The property is well placed to local amenities including shops and schools with local bus routes nearby and Ossetts twice weekly market. There is good access to the motorway network for those looking to commute further afield. and the property has close access to the greenways.

Offered for sale with no chain and vacant possession, an ideal home for a the couple or growing family looking to gain access to the property market and a 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
UPVC entrance door, stairs to the first floor landing, radiator and UPVC double glazed window to the side. Doors to cloaks, lounge and kitchen/diner.

LOUNGE
15'2" x 10'5" (min) x 11'11" (max) (4.63m x 3.20m (min) x 3.64m (max))
Electric fire with marble back and hearth, UPVC double glazed window to the front, radiator and coving to the ceiling. Door to open plan kitchen/diner.

KITCHEN/DINER
14'11" x 10'10" (min) x 14'9" (max) (4.56m x 3.31m (min) x 4.51m (max))
Modern fitted wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer with mixer taps, integrated oven and grill with four ring electric hob, drawers down the base units, space for a fridge and freezer. Plumbing for a washing machine, UPVC double glazed windows to the rear and side with UPVC stable door to the side. Door to understairs pantry, UPVC double glazed French doors to the sun room, radiator and wood effect floor.

SUN ROOM
7'3" x 7'4" (2.21m x 2.25m)
Radiator, wood effect floor and UPVC double glazed French doors out to the rear garden.

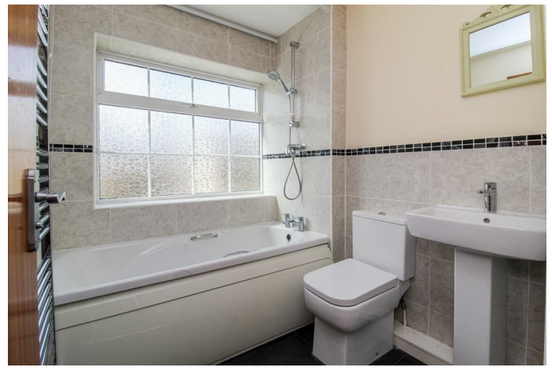
FIRST FLOOR LANDING
Coving to the ceiling, UPVC double glazed window to the side, loft access and doors to three bedrooms and the bathroom. Door to the airing cupboard.

BEDROOM ONE
8'8" x 14'8" (2.65m x 4.48m)
UPVC double glazed window to the front and radiator.

BEDROOM TWO
8'8" x 11'5" (2.66m x 3.50m)
UPVC double glazed window to the rear and radiator.

BEDROOM THREE
5'11" x 9'4" (1.82m x 2.87m)
Small bulkhead over the stairs, UPVC double glazed window to the front and radiator.

BATHROOM/W.C.
6'3" x 5'11" (1.93m x 1.81m)
Low flush w.c., pedestal wash basin, panelled bath with mixer shower over, part tiled walls, UPVC double glazed frosted window to the rear, heated chrome towel radiator and tiled effect floor.



OUTSIDE
To the front of the property is a lawned garden and driveway to the side leading to brick built detached garage with electric up and over door with UPVC double glazed door to the side and UPVC double glazed frosted window to the side. To the rear is a low maintenance garden incorporating flagged patio area.

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.