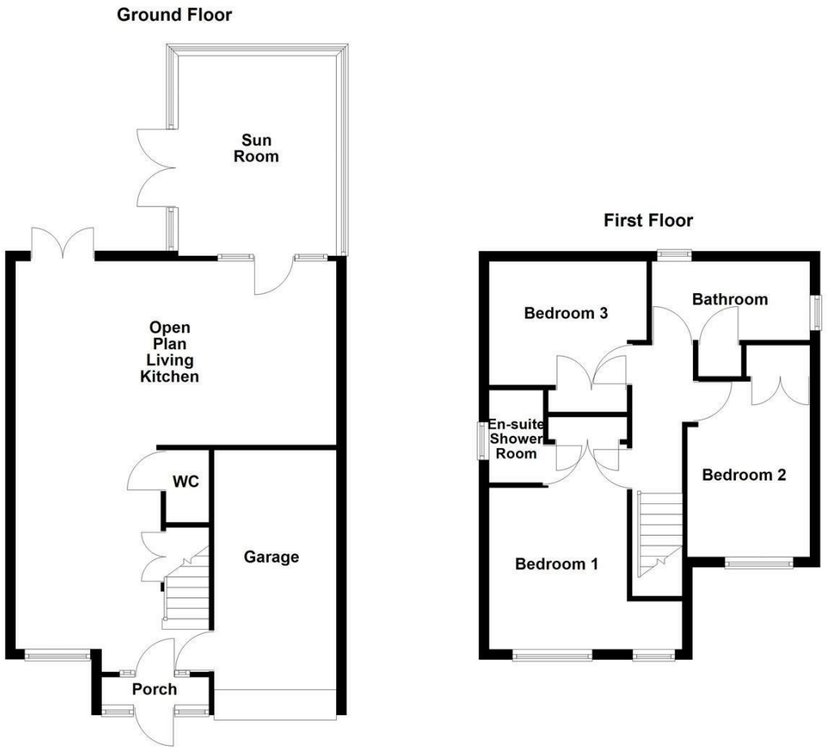
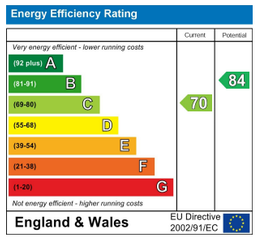




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

22 Grange Drive, Ossett, WF5 0SH

For Sale Freehold £349,950

Located on this attractive development is this superbly presented three bedroom detached family home offered for sale with no onwards chain, benefitting from recently replaced UPVC windows and doors (2024), modern open plan living kitchen, driveway with integral garage and an enclosed landscaped rear garden.

The property briefly comprises of the entrance porch, stunning open plan living kitchen with w.c. off and spacious rear sun room. The first floor landing leads to three bedrooms (main bedroom with en suite shower room) and three piece house bathroom. Outside to the front is a rockery style garden and driveway providing off road parking for two vehicles with EV charging port and integral garage. To the rear is an enclosed landscaped garden with Indian stone paved patio area and attractive lawn incorporating two timber sheds, lean-to and rockery style garden with mature trees, surrounded by low maintenance composite eco fencing.

The property is ideally placed for all local shops and amenities that Ossett has to offer including its twice weekly market. It is well situated for local bus routes and the motorway network for those looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

ACCOMMODATION

PORCH
Composite front entrance with frosted side panels, pitch sloping ceiling, UPVC double glazed door leading into the open living kitchen.

LIVING KITCHEN
11'11" (min) x 25'3" (max) x 20'9" (3.64m (min) x 7.70m (max) x 6.35m)
Range of American oak wall and base units with corian work surface over, island with sink and drainer with swan neck instant hot tap and integrated wine cooler. Integrated oven and grill with warming tray, four ring induction hob with extractor hood. Built in wine rack, pull out pantry cupboard drawers and integrated fridge. UPVC double glazed window with built in timber shutters, inset spotlights, set of UPVC double glazed French doors with built in blinds to the rear garden, door with panel windows with built in timber shutters to the sun room, three central heating radiators, ceiling fan, amtico flooring, staircase leading to the first floor landing and door to the w.c.

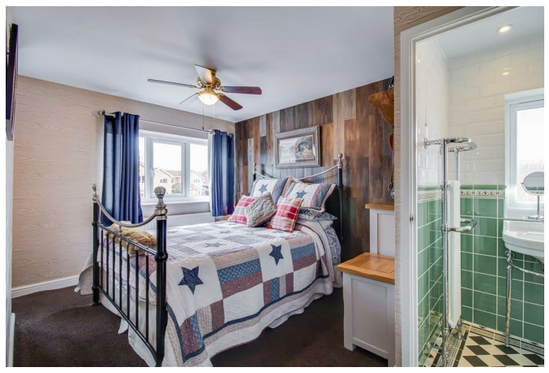
W.C.
3'3" x 4'10" (1.0m x 1.48m)
Low flush w.c., amtico flooring, wall hung wash basin with mixer tap and tiled splash back.

SUN ROOM
13'2" x 10'2" (4.02m x 3.10m)
Pitch tinted double glazed 'self cleaning' glass roof, inset spotlights, laminate flooring, air conditioning unit, UPVC double glazed windows with built in blinds on all three sides and a set of UPVC double glazed French doors with built in blinds to the rear garden.

FIRST FLOOR LANDING
Loft access, central heating radiator, coving to the ceiling, doors to three bedrooms and bathroom.

BATHROOM/W.C.
4'10" x 10'9" (1.48m x 3.29m)
Three piece suite comprising panelled bath with mixer tap and pull out shower attachment, vanity wash basin with mixer tap and concealed cistern low flush w.c. UPVC double glazed frosted window overlooking the side and rear, inset spotlights and chrome ladder style radiator.

BEDROOM ONE
13'2" (max) x 10'5" (min) x 8'11" (4.03m (max) x 3.19m (min) x 2.73m)
UPVC double glazed windows overlooking the front elevation, central heating radiator and built in double wardrobe. Door providing access into the en suite shower room.



EN SUITE SHOWER ROOM/W.C.
3'6" x 6'5" (1.09m x 1.97m)
Wall hung wash basin with mixer tap and mixer shower with rain shower attachment. Contemporary radiator with chrome towel rail, inset spotlights, extractor fan and UPVC double glazed frosted window overlooking the side elevation.

BEDROOM TWO
8'8" x 10'9" (2.65m x 3.29m)
UPVC double glazed window overlooking the front elevation, built in double wardrobe, ceiling fan, central heating radiator and coving to the ceiling.

BEDROOM THREE
8'0" x 10'2" (2.45m x 3.12m)
Coving to the ceiling, ceiling fan, UPVC double glazed window overlooking the rear elevation, storage cupboards and central heating radiator.

OUTSIDE
To the front is a patterned concrete driveway providing ample off road parking with a rockery style corner garden, EV charging point and integral single garage (2.61m x 4.98m) with manual up and over door, power, light space and plumbing for a washing machine and dryer. To the rear is an Indian stone paved patio area, perfect for entertaining and dining purposes, attractive lawned garden with rockery style garden incorporating mature trees and two timber sheds. There is a paved pathway which leads to a timber lean-to and the rear garden is surrounded on all sides by maintenance free composite eco fencing.

WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"Grange Drive has a real sense of community with truly wonderful neighbours who look out for each other and for your children. We know there will always be someone there to help, should we need them. In our 25 years here, we have made some lifelong friends. Our house interior was designed for easy living and is perfect for inside/outside entertaining. Even on the rainiest of days, the sun room provides a garden experience. The open plan kitchen/dining and living room space offers total family inclusion and is the warm hub of our home."

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.