Richard Kendall Estate Agent

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9 Grove Street, Ossett, WF5 8LP

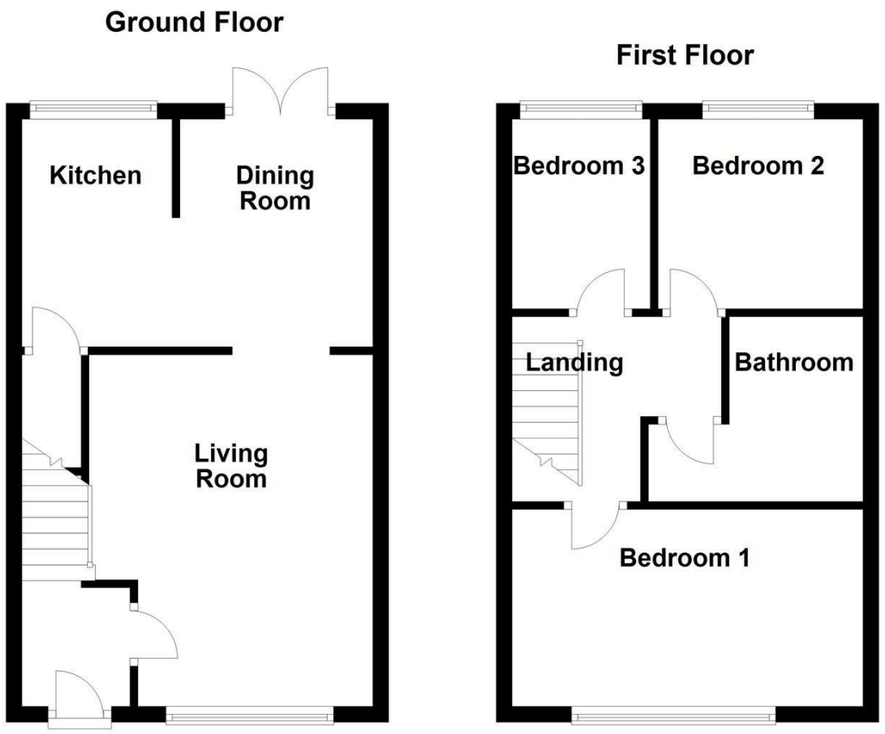
For Sale Freehold £170,000

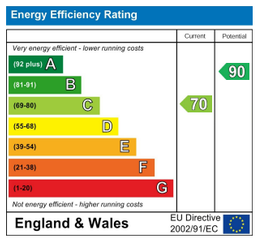
Situated close to Ossett town centre is this well presented three bedroom mid terrace property benefitting from front and rear gardens, UPVC double glazing and gas central heating.

The property briefly comprises of entrance hall, living room, dining room and kitchen. To the first floor there are three bedrooms and family bathroom/w.c. Externally to the front is a low maintenance garden and to the rear, there is a low maintenance flagged garden with space for a storage shed, surrounded by wood fencing. There is a driveway providing off road parking for two vehicles and a garage nearby.

The property is ideally located for all local amenities including shops and schools. It is only a short drive away from the motorway network, for those looking to commute further afield.

Ready to move into, this property would make a superb family home 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 339572,
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
Staircase to the first floor landing, radiator and door leading into the living room.

LIVING ROOM
14'6" x 11'9" (4.43m x 3.59m)
UPVC double glazed window to the front elevation, spotlights to the ceiling, central heating radiator and wood flooring. Archway into the dining room.

DINING ROOM
9'4" x 7'11" (2.87 x 2.42m)
UPVC double glazed French doors to the rear, wood laminate flooring and central heating radiator. Archway into the kitchen.

KITCHEN
9'6" x 6'5" (2.9m x 1.98m)
UPVC double glazed window to the rear elevation. Modern fitted kitchen with an array of wall and base units for storage with black laminate work tops, black sink and drainer unit, integrated electric oven with hob and cooker hood. Space for a fridge/freezer, space for a washing machine and tiled walls.

FIRST FLOOR LANDING
Access to three bedrooms and family bathroom.

BEDROOM ONE
14'9" x 7'11" (4.51m x 2.42m)
UPVC double glazed window to the front elevation and central heating radiator.

BEDROOM TWO
8'9" x 7'3" (2.69m x 2.21m)
UPVC double glazed window to the rear elevation and central heating radiator.

BEDROOM THREE
7'10" x 5'8" (2.39m x 1.74m)
UPVC double glazed window to the rear elevation and central heating radiator.

BATHROOM/W.C.
8'8" x 7'9" (2.66m x 2.37m)
Four piece suite comprising corner shower cubicle with mixer shower, low flush w.c., wash hand basin and ceramic tiled bath. Fully tiled walls and floor. Heated towel radiator.

OUTSIDE
To the front there is a low maintenance garden with shale border and to the rear is a low maintenance flagged garden with space for storage shed and side access. There is a driveway providing off road parking for two vehicles and a garage nearby.

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

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.