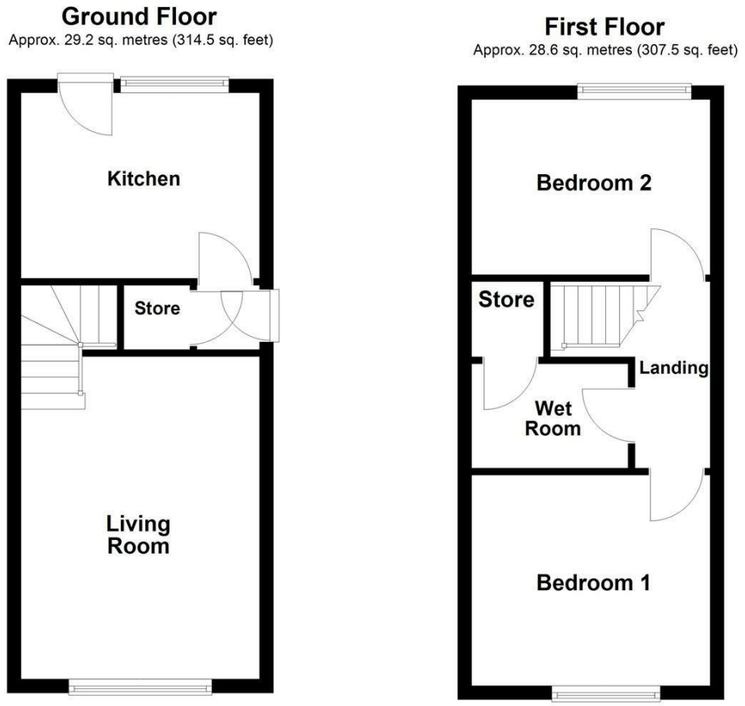


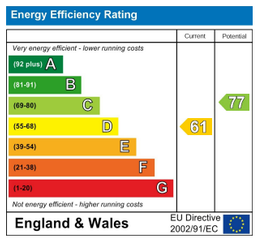

Total area: approx. 57.8 sq. metres (622.1 sq. feet)

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

# 31 Willow Grove, Ossett, WF5 0AH

## For Sale Freehold £184,950

A two bedroom end terrace property, situated in the sought after town of Ossett and benefitting from UPVC double glazing and spacious accommodation throughout.

The property briefly comprises of the entrance hall providing access to the kitchen dining room, the living room and a storage cupboard to complete the accommodation on the ground floor. From the living room, stairs to the first floor landing provide access to two good sized bedrooms and the house bathroom. Outside, to the front of the property, there is a low maintenance gravel garden with planted features and a flagged path running alongside the house. A paved driveway leads to the front door and provides off-road parking, continuing to a detached brick built garage and access to the rear garden. The rear garden features a flagged patio area, ideal for outdoor dining and entertaining, along with a lawned area. The entire garden is enclosed with timber fencing for privacy.

Situated in a popular part of Ossett the property is well placed to local amenities including shops and schools with local bus routes nearby, as well as Ossetts twice weekly market and good access to the motorway network.

An ideal opportunity for the first time buyer, couple or even an investor looking for a buy to let and an early viewing comes highly recommended.

## ACCOMMODATION

### ENTRANCE HALL
UPVC entrance door into the entrance door. Doors to the living room, understairs storage and the kitchen/diner.

### KITCHEN/DINER
11'3" x 8'2" (3.45m x 2.49m)
UPVC double glazed window to the rear, laminate flooring. A range of wall and base units, space and plumbing for a washing machine, stainless steel sink with mixer tap and drainer, tiled splashback, space and plumbing for a cooker, pull out extractor fan, space and plumbing for a fridge freezer.

### LIVING ROOM
15'3" x 11'4" (4.67m x 3.46m)
UPVC double glazed window to the front, gas fireplace, stairs to the first floor landing.

### FIRST FLOOR LANDING
UPVC double glazed window to the side, loft access. Doors to two bedrooms and the wet room.

### BEDROOM ONE
11'5" x 9'10" (3.48m x 3.02m)
UPVC double glazed window to the front, a range of fitted wardrobes.

### BEDROOM TWO
8'2" x 11'5" (2.51m x 3.48m)
UPVC double glazed window to the rear.

### WET ROOM
4'1" x 8'1" (1.26m x 2.47m)
Floor to ceiling tiling, extractor fan, bulkhead used as airing cupboard. Wall mounted hand wash basin with mixer tap and storage, ceramic low flush W.C., electric shower with shower head attachment.

### OUTSIDE
To the front of the property the garden is a low maintenance gravelled area with planted features and a flagged pathway running down the side of the property alongside a paved pathway leading to the front entrance door and providing off road parkin, leading to a detached brick built garage (5.15m x 3.49m) with a manual up and over door with access to the rear garden. To the rear of the property there is a flagged patio area, perfect for outdoor dining and entertaining purposes and a laid to lawn garden area, the garden is fully enclosed by timber fencing.

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

### 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.

### EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

### VIEWINGS
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.