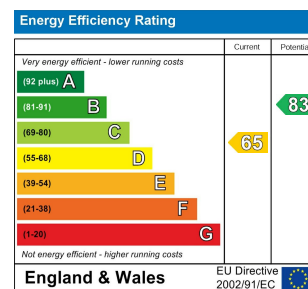
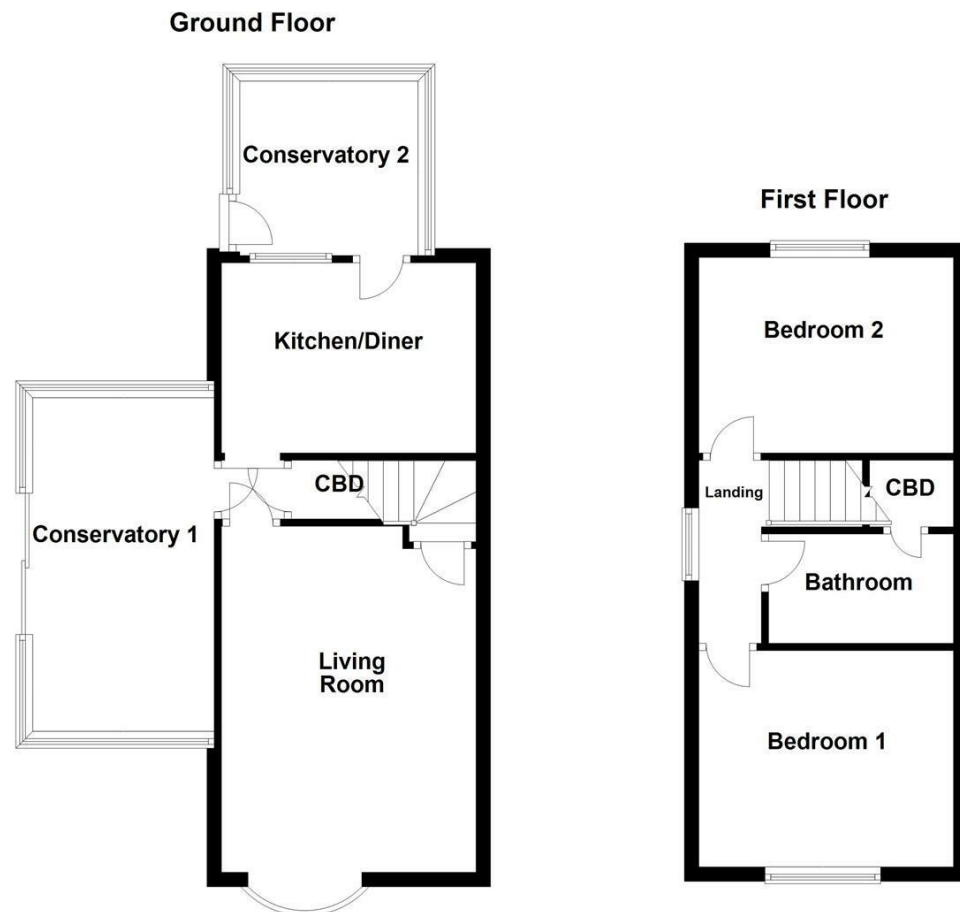




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



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.



1 Willow Grove, Ossett, WF5 0AH
For Sale Freehold £180,000

Situated in the sought after location of Ossett is this two bedroom end terrace property benefitting from well proportioned accommodation, off road parking and front, side and rear gardens.

The property briefly comprises of two conservatories, hallway, living room and kitchen/diner. The first floor landing leads to two bedrooms and the house bathroom/w.c. Outside there are lawned gardens to the front, side and rear with a paved patio area, perfect for outdoor dining and entertaining. Paved steps lead up to a rear gate leading to the concrete driveway providing off road parking for one vehicle leading to the single garage.

The property is situated in the ever desirable location of Ossett. The town of Ossett benefits from excellent local and national transport links, by way of the M1 and M62 motorways. There are a number of local amenities, shops and restaurants as well as well regarded local schools.

Ideal for a range of buyer, this property would make a superb home and an early viewing is highly advised to avoid disappointment.



ACCOMMODATION

CONSERVATORY 1
8'2" x 14'6" [2.51m x 4.43m]

Surrounded by UPVC double glazed windows, central heating radiator and UPVC double glazed stained glass door leading into the hallway.



HALLWAY

Door to the living room, opening to the kitchen/diner and access to understairs storage.

KITCHEN/DINER

11'7" x 8'8" [3.54m x 2.66m]

UPVC double glazed window and frosted door into the second conservatory and central heating radiator. Range of wall and base units with laminate work surface over, stainless steel double sink and drainer with mixer tap and tiled splash back, integrated oven with four ring gas hob and extractor hood above, space and plumbing

for a fridge/freezer and washing machine. Vaillant combi boiler is housed in here.



CONSERVATORY 2

7'11" x 7'10" [2.43m x 2.41m]

Surrounded by UPVC double glazed windows and frosted door leading out to the rear garden. Central heating radiator.

LIVING ROOM

11'8" x 14'11" [max] x 14'4" [min] [3.57m x 4.56m [max] x 4.39m [min]]
UPVC double glazed bow window to the front, coving to the ceiling, central heating radiator, electric fireplace with marble, hearth surround and mantle. Door leading to the stairs providing access to the first floor landing.



FIRST FLOOR LANDING

Coving to the ceiling, UPVC double glazed window to the side, loft access and doors leading to two bedrooms and the house bathroom.

BEDROOM ONE

11'7" x 10'2" [3.55m x 3.1m]

Central heating radiator and UPVC double glazed window to the front.



BEDROOM TWO

11'7" x 8'9" [3.54m x 2.68m]

UPVC double glazed window to the rear and central heating radiator.



BATHROOM/W.C.

8'5" x 4'5" [2.57m x 1.35m]

Access to overstairs storage, central heating radiator, low flush w.c.,

pedestal wash basin and panelled bath with shower head attachment and glass shower screen.



OUTSIDE

To the front of the property the garden is laid to lawn with planted border, enclosed by iron fencing. The lawned garden flows round the side with a planted bed area and concrete pathway leading to the side door. The rear garden is also laid to lawn with planted beds, paved patio area and space for a shed, enclosed by walls and timber and ironing fencing. There are paved steps leading up to a rear gate providing access to a driveway providing off road parking for one vehicle leading to the single semi detached garage with manual up and over door.



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.

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.