



WAKEFIELD  
01924 291 294

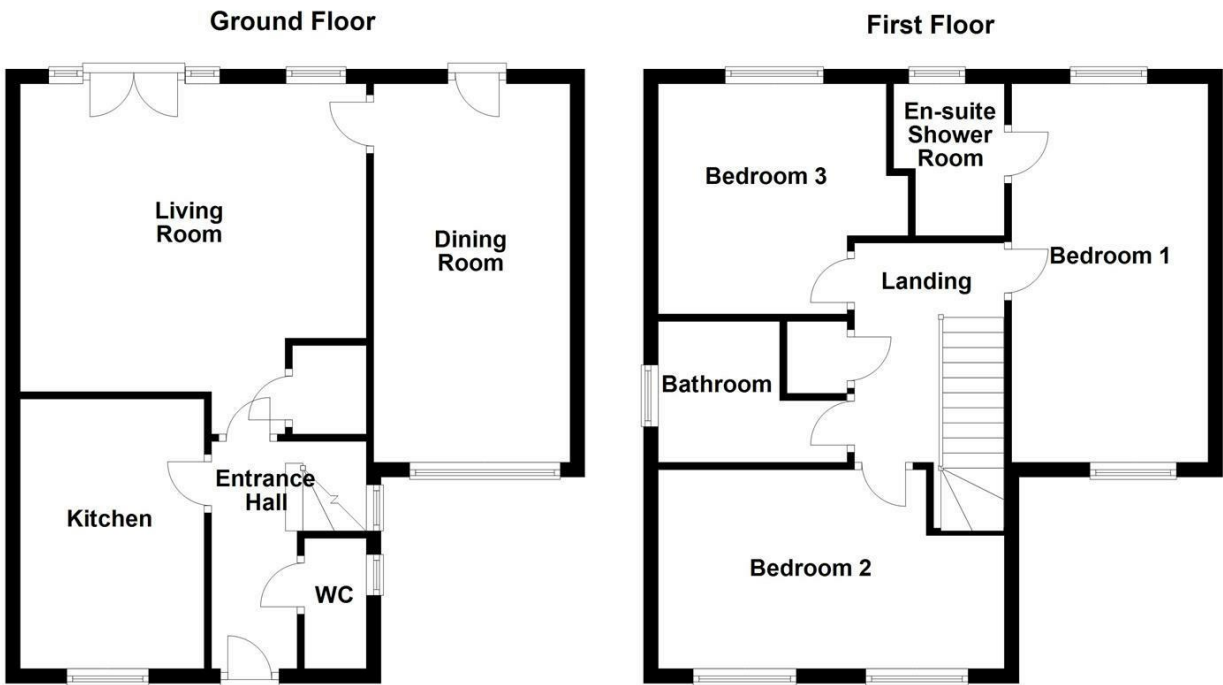
OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRAC  
01977 798 844

CASTLEFORD  
01977 808 210

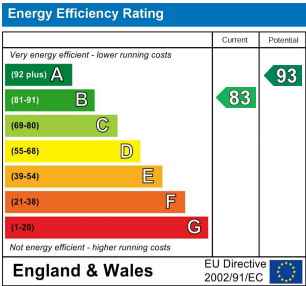


OTHER INFORMATION

**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** [www.mortgagesolutionsofwakefield.co.uk](http://www.mortgagesolutionsofwakefield.co.uk)  
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 deal available to you\*  
Wakefield - Contact Vince Hickman  
01924 339572 or [vince@mortgagesolutionsofwakefield.co.uk](mailto:vince@mortgagesolutionsofwakefield.co.uk)  
Ossett - Contact Sharon Dorsett  
01924 266555 or [sharon@mortgagesolutionsofwakefield.co.uk](mailto:sharon@mortgagesolutionsofwakefield.co.uk)  
Ponterfract & Castleford - Contact Chris Houseman  
01977 808210 or [chris@mortgagesolutionsofwakefield.co.uk](mailto:chris@mortgagesolutionsofwakefield.co.uk)

\*your home may be repossessed if you do not keep up repayments on your mortgage.



**FREE VALUATION**  
If you are thinking of a making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of Wakefield for 50 years and now selling and renting houses in Ponterfract and Castleford.

**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. Also, the Richard Kendall Property Magazine is sent to all applicants on our mailing list FREE OF CHARGE.

**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.



**2 Grange Ash Close, Flockton, Wakefield, WF4 4FF**  
**For Sale Freehold £350,000**

Located on this modern and attractive development is this superbly appointed detached family home which benefits from three double bedrooms, the main bedroom with en suite shower room/w.c. in addition to a superb contemporary kitchen, two reception rooms and a double driveway.

The accommodation briefly comprises entrance hall with Porcelain tiled floor, downstairs w.c., spacious living room with French doors to the rear garden, dining room and kitchen. To the first floor there are three double bedrooms, the main bedroom with superb en suite shower room/w.c. and main family bathroom/w.c. Outside to the front there is a double tarmacadam driveway providing off street parking, lawn and side pathway to the rear garden. The rear garden has been levelled with fenced surrounds, Indian stone paved patio area, lawn and planted borders.

The property is situated within close proximity to local amenities including shops and schools nearby. Enjoying a semi rural location yet with the M1 motorway being only short drive away for those looking to travel further afield.

Only a full internal inspection will reveal all that is on offer at this quality home and an internal viewing is recommended.





#### ACCOMMODATION

##### ENTRANCE HALL

Composite front entrance door, Porcelain tiled floor, staircase leading to the first floor landing, UPVC double glazed window to the side, doors leading to the kitchen, living room and downstairs w.c.

##### DOWNSTAIRS W.C.

2'9" x 5'10" [0.86m x 1.79m]

Low flush w.c., pedestal wash basin with mixer tap, part tiled walls, tiled floor, central heating radiator, UPVC double glazed frosted window to the side aspect.

##### KITCHEN

8'3" x 12'1" [2.52m x 3.70m]

A range of wall and base units with chrome handles, laminated work surface over, tiled splashback, stainless steel sink and drainer with chrome mixer tap, UPVC double glazed window to the front with fitted blind, central heating radiator, porcelain tiled floor, integrated Electrolux dishwasher, integrated fridge freezer, integrated double oven and grill, four ring Induction hob with splashback and cooker hood over, downlights to the wall cupboards, integrated washer dryer.

##### LIVING ROOM

15'5" x 15'8" max x 13'8" min [4.71m x 4.78m max x 4.17m min]

Doors to the understairs storage cupboard and dining room. UPVC double glazed French doors with UPVC double glazed windows to either side and fitted blind. Two central heating radiators.



##### DINING ROOM

8'10" x 16'11" [2.70m x 5.16m]

UPVC double glazed window to the front with fitted blind, Porcelain tiled floor, central heating radiator, composite door to the rear.



##### FIRST FLOOR LANDING

Loft access. Doors leading to bedrooms, modern bathroom/w.c. and large storage cupboard. Radiator.

##### BEDROOM ONE

9'1" x 16'11" [2.77m x 5.17m]

UPVC double glazed windows to the front and rear with fitted blinds and enjoying a dual aspect. Two central heating radiators, door to the modern en suite shower room/w.c.



##### EN SUITE/W.C.

4'11" x 6'9" [1.52m x 2.07m]

Three piece suite comprising enclosed larger than average fully tiled shower cubicle with sliding door and electric shower, part tiled walls, low flush w.c. and pedestal wash basin with chrome mixer tap, shaver socket point, Porcelain tiled floor, chrome ladder style radiator, extractor fan to the ceiling and UPVC double glazed frosted window to the rear.



##### BEDROOM TWO

8'11" x 15'6" max x 11'10" min [2.74m x 4.74m max x 3.61m min]

Two UPVC double glazed windows to the front, central heating radiator.



##### BEDROOM THREE

10'2" x 11'4" max x 8'6" min [3.12m x 3.46m max x 2.60m min]

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



##### HOUSE BATHROOM/W.C.

6'3" x 8'4" max x 5'5" min [1.92m x 2.55m max x 1.66m min]

Three piece suite comprising paneled bath with mixer tap, pedestal wash basin with mixer tap, low flush w.c., large chrome ladder style radiator, tiled walls and floor. Extractor fan to the ceiling, UPVC double glazed frosted window to the side elevation.



##### OUTSIDE

To the front there is a double tarmac driveway providing off road parking and a pleasant lawned garden to the side. Paved pathway with planted border and timber gate. The rear garden has an Indian stone paved patio area perfect for entertaining and dining purposes. Attractive lawned garden with planted borders, railway sleepers, large timber shed and outside light. Water point and enclosed by timber paneled fences.



##### EPC RATING

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

##### 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.

6 OFFICES OPEN 7 DAYS A WEEK

OSSETT@RICHARDKENDALL.CO.UK | RICHARDKENDALL.CO.UK