

**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.



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRAC &amp; CASTLEFORD</b> 01977 798 844	



### 3 Littlefield Grove, Ossett, WF5 0PS

#### For Sale Freehold Offers Over £300,000

Situated within walking distance of Ossett town centre is this recently renovated extended semi detached property. Benefitting from driveway parking, garage and kitchen extension.

The accommodation briefly comprises entrance porch, hall, lounge, extended kitchen diner and to the first floor landing there are three bedrooms and modern family bathroom/w.c.. Externally the property benefits from rear decked patio and low maintenance garden, garage and driveway parking.

Ideally located for local schools, shops and amenities as well as being close to the motorway network. Would make a fantastic home and a viewing is highly recommended.





## ACCOMMODATION

### ENTRANCE HALL

Front composite entrance door, central heating radiator, staircase to the first floor, door into the lounge.

### LOUNGE

15'5" x 11'0" [4.72m x 3.36m]

UPVC double glazed window to the front elevation, central heating radiator, side media wall with built in fireplace and provision for sound bar and television. Spotlights to the ceiling and door into the kitchen dining room.

### KITCHEN DINING ROOM

17'4" x 16'9" [5.30m x 5.11m]

Rear aluminium bi-folding doors out to the rear garden, spotlights to the ceiling. The kitchen section has a modern fitted kitchen with an array of wall and base units for storage. integrated five ring gas hob and cooker hood, double integrated oven and microwave, central island with inset sink and drainer unit, further side units, spotlights to the ceiling.



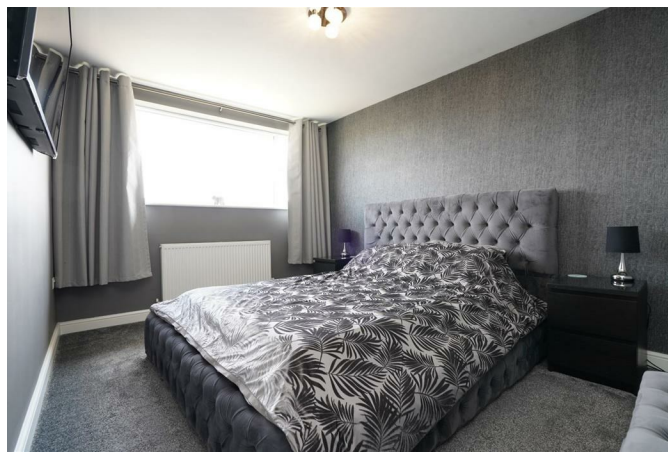
### FIRST FLOOR LANDING

UPVC double glazed window to the side elevation providing access to three bedrooms and the house bathroom/w.c.

### BEDROOM ONE

12'8" x 9'5" [3.88m x 2.89m]

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



### BEDROOM TWO

12'6" x 8'1" [3.82m x 2.48m]

Rear UPVC double glazed window, central heating radiator.



### BEDROOM THREE

9'6" x 5'11" [2.9m x 1.82m]

Front UPVC double glazed window, central heating radiator, built in storage over the stairs, spotlights to the ceiling and this bedroom is currently used as a walk in wardrobe.

### BATHROOM/W.C.

6'2" x 8'0" [1.9m x 2.45m]

Frosted UPVC double glazed window to the rear, wall mounted shower and waterfall shower feature over the bath, vanity wash hand basin with mixer tap, low flush w.c., black style ladder radiator, spotlights to the ceiling, partially tiled walls, tiled floor. Fitted storage unit.



### OUTSIDE

Externally the property has decked patio seating area to the rear with a low maintenance pebbled area, further decked area, detached garage with up and over door, side driveway parking with space for two-three cars. To the front there is a low maintenance lawn.



### EPC RATING

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

### COUNCIL TAX BAND

The council tax band for this property is C

### VIEWINGS

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