

WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

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01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## 6 Grove Street, Ossett, WF5 8LP

### For Sale Freehold Offers Over £200,000

Enjoying a cul-de-sac position is this bay fronted three bedroom semi detached family home boasting a first floor extension, having undergone a scheme of refurbishment throughout.

The accommodation briefly comprises side entrance hall, living room with feature cast iron stove, contemporary kitchen/diner, first floor landing, three bedrooms and modern shower room/w.c. Outside, the property has a slate chipped garden to the front with a paved driveway to the side providing off street parking and leading to a detached single garage. Low maintenance garden to the rear providing a pleasant seating area or providing further off street parking.

Ossett is a very pleasant residential area which has always proven in demand with the home buyer and is host to a good range of amenities including shops, schools, bus station, twice-weekly market and good access to the motorway network for those wishing to commute further afield.

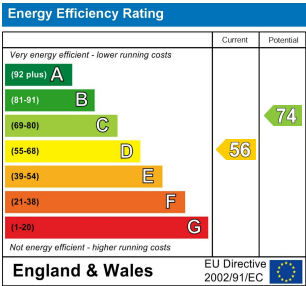
A viewing is essential to fully appreciate the accommodation on offer.

**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.





## ACCOMMODATION

### ENTRANCE HALL

Composite side entrance door, staircase to the first floor landing and glazed doors to the living room and kitchen/dining room.

### LIVING ROOM

14'6" x 12'0" [4.42m x 3.68m]

Bay window to the front elevation with double glazed sash windows, original ceiling cornice, picture rail, wall lighting, central heating radiator and a feature brick fireplace housing an inset cast iron multi fuel stove with wooden mantle.



### KITCHEN/DINING ROOM

14'4" x 11'3" [4.38m x 3.45m]

Stylish fitted wall and base units with laminate work surface, ceramic sink and drainer, integrated double oven, four ring

induction hob with canopy hood over, integrated dishwasher, integrated fridge/freezer, plumbing and space for a washing machine, space for a dryer, stone flagged flooring, central heating radiator, double glazed window to the rear elevation and access down to the cellar.

### FIRST FLOOR LANDING

Doors to three bedrooms and the shower room/w.c. Loft access point. Central heating radiator.

### BEDROOM ONE

14'5" x 12'1" [4.41m x 3.70m]

Double glazed sash window to the front elevation and central heating radiator.



### BEDROOM TWO

16'6" x 11'2" [5.04m x 3.42m]

Double glazed sash window to the front elevation, UPVC double glazed window to the rear elevation and central heating radiator.



### BEDROOM THREE

8'2" x 6'9" max [2.49m x 2.06m max]

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



### SHOWER ROOM/W.C.

8'11" x 8'10" max [2.72m x 2.71m max]

Three piece modern suite comprising large walk-in shower enclosure with twin-head waterfall shower, low flush w.c. and wash basin over a vanity unit with tiled splash back. Luxury vinyl tiled flooring, chrome ladder style towel radiator, UPVC double glazed frosted window to the rear elevation and cupboard housing the combination condensing boiler.



### OUTSIDE

Slated chipped buffer garden to the front. A block paved driveway provides ample off street parking leading under the property through to the rear garden where there is a detached single garage with roller shutter door. The rear garden is also block paved for easy maintenance and providing a pleasant seating area. Outside water supply. Please note the garden has pedestrian right of way access for one neighbouring property.



### 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.