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 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.



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



20 Grove Road, Horbury, Wakefield, WF4 6AQ

For Sale Freehold Offers Over £350,000

Deceptive from the front is this well appointed, attractive three bedroom period family home with no onward chain and a vacant possession. Boasting off street parking, larger than average single garage and gardens to both the front and rear. Benefiting from gas central heating and UPVC double glazing.

The accommodation briefly comprises entrance porch, entrance hall, living room and separate dining room and kitchen to complete the accommodation on the ground floor. To the first floor there are three well proportioned bedrooms and the modern house bathroom. Outside, to the front there is a garden area together with a driveway providing off street parking that leads to a larger than average single garage. To the rear there is a lawned garden with patio seating areas.

The property is well placed for local amenities including shops and good school with main bus routes nearby and having good access to the motorway network ideal for the commuter looking to work or travel further afield.

Offers for an ideal opportunity for the growing family looking to upgrade or even to downsize and an early viewing comes highly recommended to fully appreciate all the accommodation has to offer and avoid any disappointment.



ACCOMMODATION

ENTRANCE PORCH

Composite entrance door, timber cladding to the ceiling, UPVC double glazed window to the side and further entrance door to the hallway.

ENTRANCE HALLWAY

Delft rack, coving to the ceiling, central heating radiator, stairs to the first floor landing, doors off to the dining room and living room.

LIVING ROOM

16'0" x 15'5" [4.90m x 4.71m]

UPVC double glazed walk in bay window, flame effect gas fire with a wood surround and tiled hearth, ceiling rose, coving, deep skirting boards and picture rail. Two central heating radiators.



DINING ROOM

12'0" x 12'11" [3.66m x 3.96m]

UPVC double glazed sash windows to the rear, central heating radiator, ceiling rose coving and picture rail. Deep skirting boards, cast iron gas stove with exposed brick back, slate surround and stone hearth. Door into the kitchen.



KITCHEN

7'5" x 13'2" [2.27m x 4.03m]

Concertina door to the cellar. Fitted with a range of wall and base units, block wooden work surface over, integrated Neff oven and grill, four ring gas hob with filter hood over. Composite door to the rear, UPVC double glazed sash window to the rear, clothes creel, central heating radiator, plumbing for washing machine, dishwasher and space for fridge freezer.

FIRST FLOOR LANDING

Loft access with drop down ladder, UPVC double glazed sash window, central heating radiator, dado rail, coving to the ceiling, doors off to three bedrooms and the house bathroom/w.c.

BEDROOM ONE

14'1" x 15'3" [4.30m x 4.65m]

UPVC double glazed bay window to the front, central heating radiator, built in wardrobes and coving to the ceiling.



BEDROOM TWO

10'1" x 10'3" [3.08m x 3.14m]

UPVC double glazed window to the rear, central heating radiator and airing cupboard housing the combination boiler.

BEDROOM THREE

10'4" x 10'2" [3.16m x 3.10m]

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



BATHROOM

6'5" x 5'10" [1.98m x 1.79m]

Three piece suite comprising low flush w.c. with concealed cistern, wash basin over vanity unit, tiled bath with a mixer shower over. Fully tiled walls and floor, UPVC double glazed window to the side, recessed inset spotlights and heated chrome towel radiator.



OUTSIDE

To the front of the property there is a garden area, a driveway to the side providing ample off road parking and leading to a garage with swing doors. To the rear there is an attractive enclosed lawned garden incorporating stone flagged patio area and a brick built outhouse.



COUNCIL TAX BAND

The council tax band for this property is D.

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.