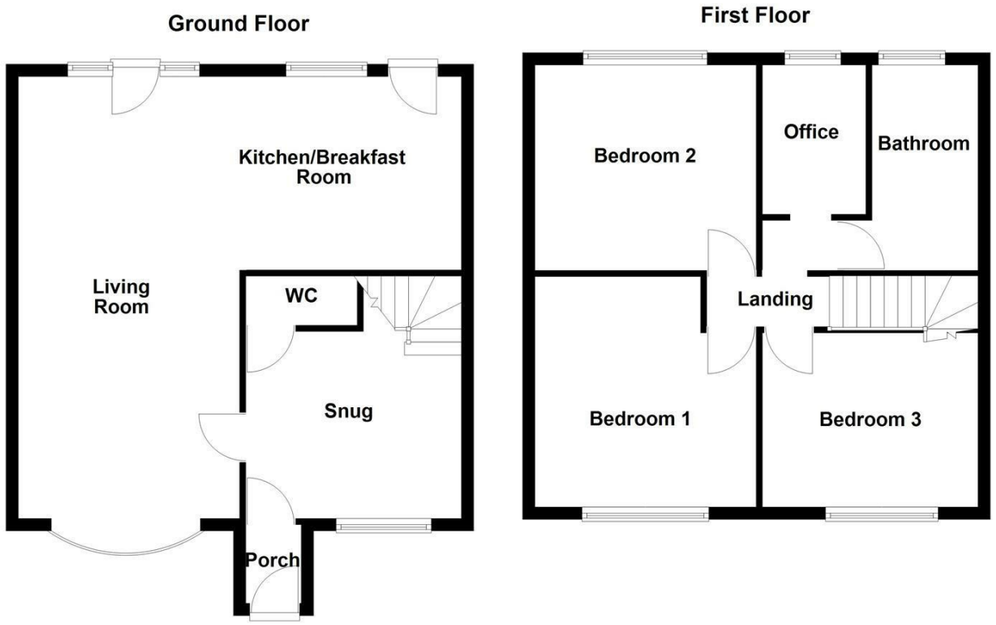

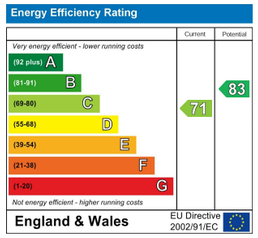

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

Richard Kendall Estate Agent

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40 Branstone Grove, Ossett, WF5 9ST

For Sale Freehold £230,000

A fantastic opportunity to purchase this extended three bedroom town house, offering spacious and versatile accommodation throughout. The property benefits from three double bedrooms, two reception rooms, and a modern fitted kitchen breakfast room finished with solid wood work surfaces and integrated appliances.

The accommodation is accessed via a front porch leading into a welcoming snug and a generous living room enjoying a dual aspect. The kitchen is open and well appointed, with access to a useful downstairs w.c. completing the ground floor. To the first floor, the staircase leads to a landing providing access to three well proportioned double bedrooms, a modern four piece house bathroom, and a dedicated office space, ideal for home working. Externally, to the front is a concrete driveway providing off road parking for two vehicles, with an additional parking space within the front garden. A paved pathway leads past landscaped artificial lawned areas and a timber gate giving access to the left hand side of the property. This pathway continues to the fully enclosed rear garden. The rear garden features a large paved patio area with steps leading up to a raised garden space. The garden is enclosed on three sides by timber panel fencing and further benefits from external lighting, an outside power supply, and a water point. There is a further parking space in front of the property and a single garage located at the end of a block of garages accessed by car off Ashmore Drive or on foot via a footpath near the property.

The property is conveniently located within walking distance of local amenities and schools, with regular bus services running to and from Wakefield city centre. The M1 and M62 motorway links are also only a short distance away, making this an ideal home for commuters.

A full internal inspection is essential to fully appreciate the space, layout, and quality of accommodation on offer. Early viewing is highly recommended.

ACCOMMODATION

PORCH
UPVC double glazed entrance door, laminate flooring, spotlights to the ceiling, a contemporary white radiator, a double door storage cupboard and a door leading into the snug.

SNUG
11'6" x 9'10" (min) x 12'10" (max) (3.51m x 3.02m (min) x 3.92m (max))
Laminate flooring, staircase to the first floor landing, two contemporary white radiators, UPVC double glazed window overlooking the front aspect, inset spotlights to the ceiling, and a door providing access into the living room.

W.C.
5'11" x 2'7" (1.81m x 0.80m)
Fitted with a low flush w.c. with concealed cistern, wash basin with mixer tap set into a high gloss vanity unit, laminate flooring, chrome heated towel rail, inset ceiling lighting and extractor fan.

LIVING ROOM
11'10" x 23'5" (3.61m x 7.16m)
UPVC double glazed window overlooking the front aspect, two contemporary dark grey radiators and a feature archway opening into the modern kitchen breakfast room. UPVC double glazed doors open out to the rear garden, with additional UPVC double glazed windows to either side.

KITCHEN/BREAKFAST ROOM
Fitted with a range of wall and base units with solid oak work surfaces and tiled splashbacks, a Belfast ceramic sink with black swan neck mixer tap, instant hot water tap, and cold water filter tap is installed. Integrated appliances include a full size Lamona dishwasher, two integrated ovens and grills, a five ring ceramic Lamona hob with cooker hood above, a full size integrated fridge, and a full size integrated freezer. There is plumbing for a washing machine concealed within a cupboard and space for a dryer. A contemporary cream and solid oak breakfast bar, parquet flooring, plinth lighting and downlights fitted within the wall units, fully tiled walls, inset spotlights to the ceiling, a UPVC double glazed window overlooking the rear aspect, and a UPVC double glazed door opening to the rear garden.

FIRST FLOOR LANDING
Loft access hatch, inset spotlights to the ceiling, contemporary dark grey radiator and doors providing access to three bedrooms, the house bathroom and an opening leading into the office.

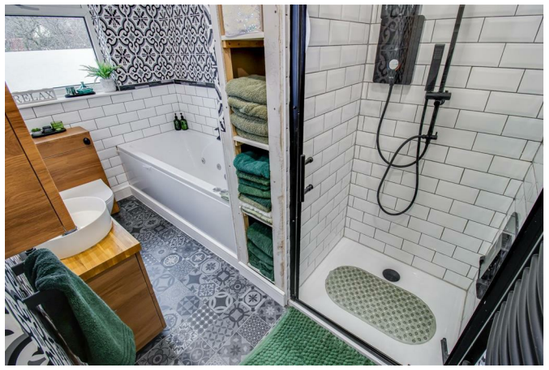
BEDROOM ONE
9'5" (min) x 12'4" (max) x 12'0" (2.88m (min) x 3.78m (max) x 3.67m)
Inset spotlights to the ceiling, wardrobe rails fitted to one wall, UPVC double glazed window overlooking the front elevation and central heating radiator.

BEDROOM TWO
12'1" x 10'4" (3.69m x 3.16m)
UPVC double glazed window overlooking the rear elevation, contemporary white radiator, inset spotlights to the ceiling, and wardrobe rails to one wall.

BEDROOM THREE
11'8" x 9'3" (3.57m x 2.83m)
UPVC double glazed window overlooking the front elevation and central heating radiator.

OFFICE SPACE
5'6" x 7'11" (1.68 x 2.43)
Accessed via an opening from the landing with a UPVC double glazed window to the rear and internet connection point.

BATHROOM/W.C.
7'1" (max) x 5'8" (min) x 10'4" (2.17m (max) x 1.74m (min) x 3.15m)
A four piece suite including an enclosed shower cubicle with electric shower, black rainfall shower head and attachment, a double ended panelled bath features a centrally positioned black mixer tap, shower attachment, and jacuzzi style jets. A low flush w.c. with concealed cistern, circular wash basin with black mixer tap set into vanity drawers, black heated towel rail, inset spotlights and a UPVC double glazed frosted window overlooking the rear elevation.



OUTSIDE
To the front of the property is a concrete driveway providing off road parking and a central paved pathway leads to the front door. A further paved pathway leads down to a timber gate providing side access, with steps rising to an artificial lawned seating area within the front garden. The property also owns part of the elevated shrub section adjacent to the driveway. The timber gate leads down a paved pathway with low maintenance pebbled borders to a paved patio area within the rear garden. Steps rise to an upper rear garden area. Timber fencing encloses all three sides, making the garden fully enclosed. There is a further parking space in front of the property and a single garage located at the end of a block of garages accessed by car off Ashmore Drive or on foot via a footpath near the property.

COUNCIL TAX BAND
The council tax band for this property is A.

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.