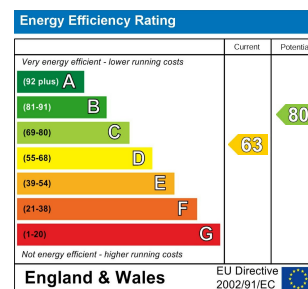
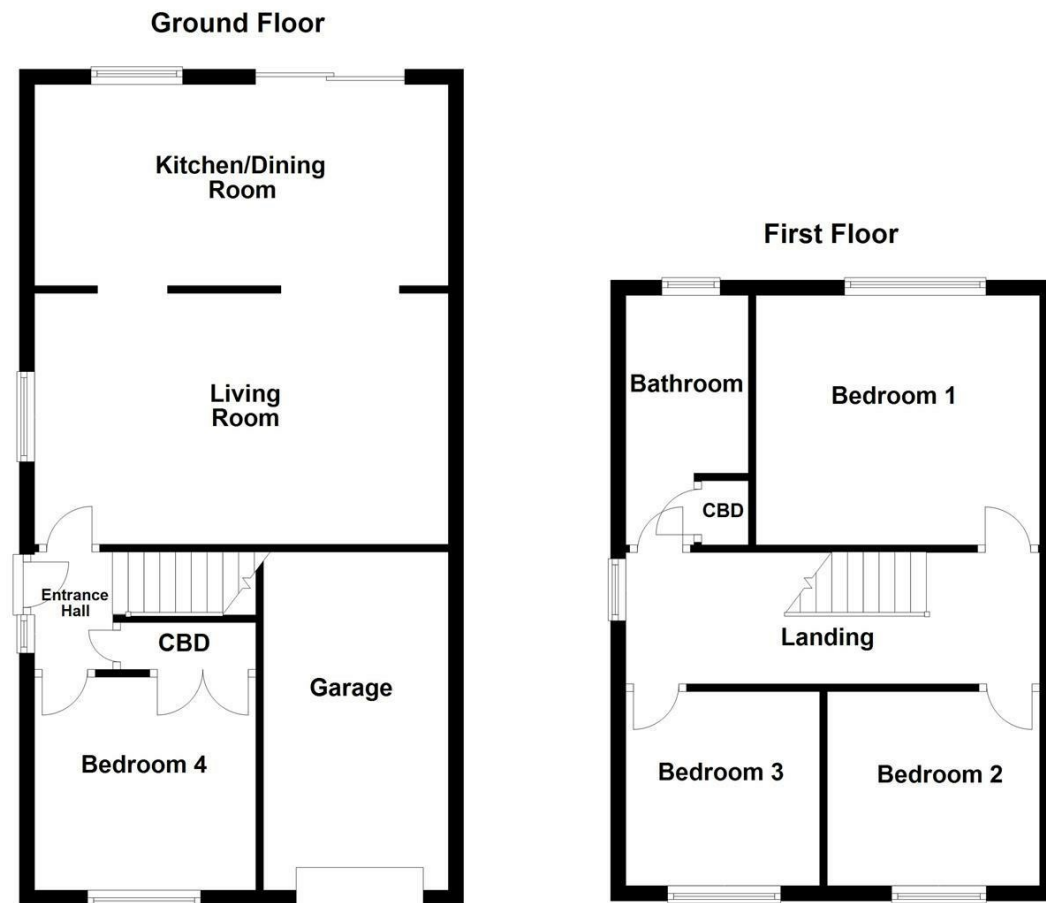




**WAKEFIELD** | **OSSETT** | **HORBURY**  
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**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
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**IMPORTANT NOTE TO PURCHASERS**  
 We endeavour to make our sales particulars accurate and reliable, however, 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.



**9 Teall Street, Ossett, WF5 0PA**  
**For Sale Freehold £277,000**

Deceptive from the main roadside is this four bedroom semi detached property benefitting from well proportioned accommodation throughout, ample reception space and gardens to the front and rear.

The property briefly comprises of the entrance hall, bedroom four, living room and kitchen/dining room. Stairs to the first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front there is gated access onto a concrete driveway providing off road parking leading to the single integral garage and a lawned garden. To the rear there is a tiered garden incorporating block paved patio area, raised decked patio area, lawned area, paved and planted features, a mature tree and space for a greenhouse, fully enclosed by walls and timber fencing.

The property is located in a prime position between Ossett and Horbury, with main bus routes running to and from Wakefield city centre. The M1 motorway is only a short distance away, perfect for those looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.





## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed frosted window to the side, doors to the living room, bedroom four and storage cupboard. Stairs to the first floor landing.

### BEDROOM FOUR / SITTING ROOM

9'2" x 9'6" [2.81m x 2.92m]

Currently used as a sitting room. UPVC double glazed window to the front, central heating radiator, coving to the ceiling and double doors to a storage cupboard.

### LIVING ROOM

17'11" x 10'10" [5.47m x 3.31m]

UPVC double glazed window to the side, central heating radiator and two openings leading to the kitchen and dining area.



### KITCHEN/DINING ROOM

8'8" x 16'9" [2.66m x 5.13m]

Range of wall and base units with laminate work surface over, inset ceramic sink with mixer tap and tiled splash back. Five ring gas hob with stainless steel extractor hood above, integrated oven, dishwasher, fridge/freezer and washing machine. UPVC double glazed window to the rear, set of UPVC double glazed sliding doors to the rear garden and central heating radiator.



### FIRST FLOOR LANDING

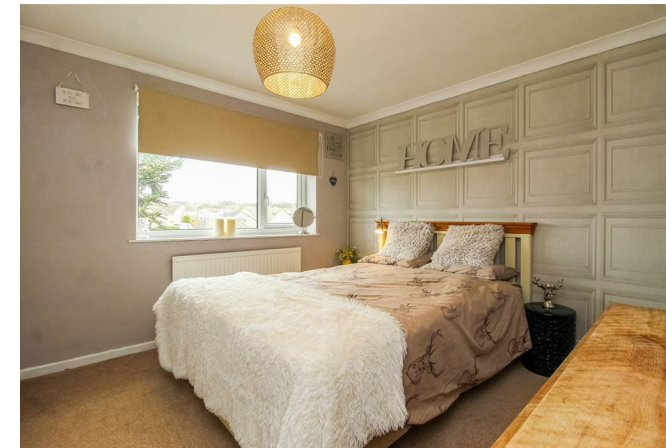
17'11" x 5'10" [5.48m x 1.79m]

Coving to the ceiling, central heating radiator, UPVC double glazed window to the side and doors to three bedrooms and the house bathroom.

### BEDROOM ONE

11'1" x 12'0" [3.38m x 3.66m]

Coving to the ceiling, UPVC double glazed window to the rear, fitted wardrobes and central heating radiator.



### BEDROOM TWO

8'5" x 9'6" [2.58m x 2.92m]

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

### BEDROOM THREE

8'5" x 8'0" [2.58m x 2.46m]

Central heating radiator, UPVC double glazed window to the front and coving to the ceiling.



### BATHROOM/W.C.

10'9" x 5'4" [max] x 2'10" [min] [3.3m x 1.65m [max] x 0.88m [min]]

UPVC double glazed window to the rear, chrome ladder style radiator, low flush w.c., wall mounted wash basin with mixer tap, P-shaped bath with mixer tap and shower head attachment. Fully tiled and access to storage cupboard housing the boiler.



### OUTSIDE

To the front of the property the garden is laid to lawn with a concrete driveway accessed through an iron gate providing off road leading to the single integral garage with manual up and over door. To the rear there is an attractive tiered enclosed rear garden mainly laid to lawn with planted features, a mature tree, raised decked patio area and block paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing with space for a greenhouse.

### COUNCIL TAX BAND

The council tax band for this property is C.

### 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.