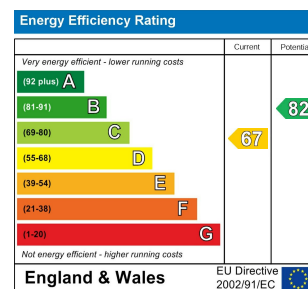
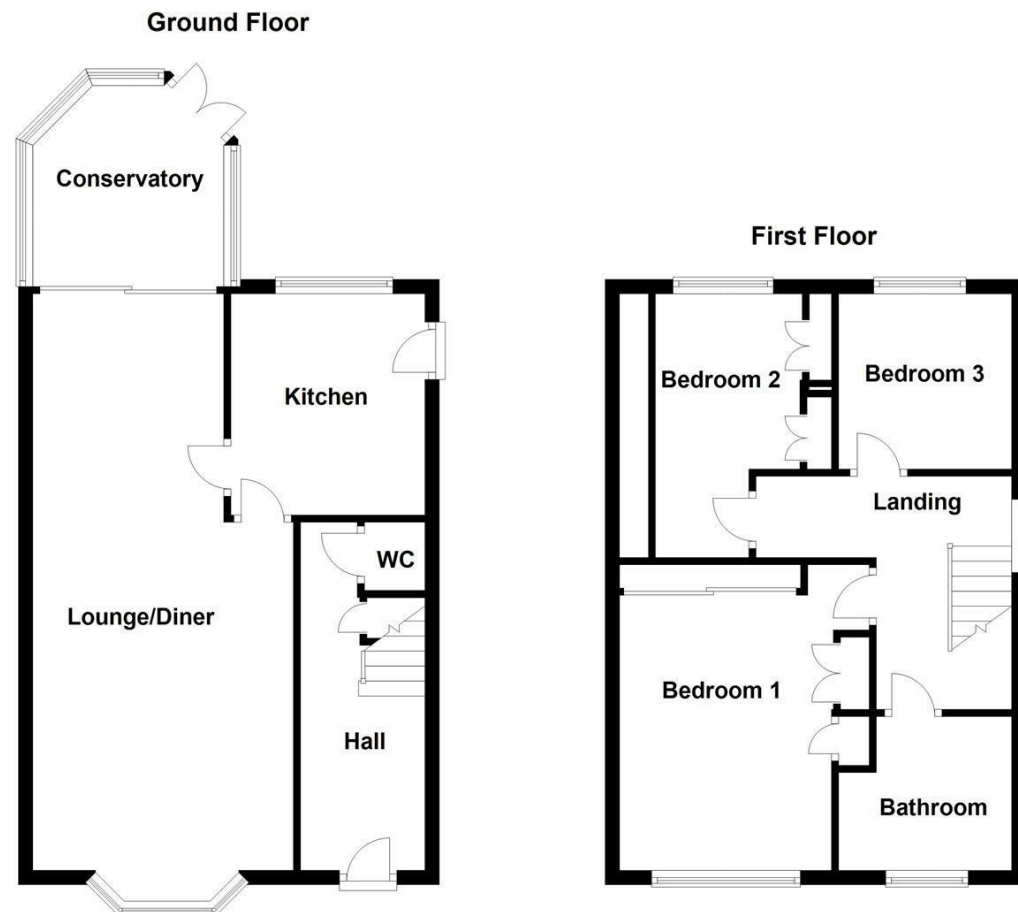




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



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.



31 Queens Drive, Ossett, WF5 0ND
For Sale Freehold £300,000

Offering well proportioned throughout is this three bedroom detached home benefitting from conservatory, ample off road parking and enclosed good sized rear garden.

The property briefly comprises of entrance hall, downstairs w.c., kitchen, lounge/diner and conservatory. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front of the property is a lawned area and generous driveway leading to the larger than average detached garage with useful utility area to the rear. To the rear is a good sized enclosed garden offering a good degree of privacy with paved patio area boasting a feature pond and large lawn area with summerhouse, shed and greenhouse. There is a range of mature shrubs and trees surrounding.

The property is within walking distance to the local amenities and schools located nearby with local bus routes travel to and from Wakefield city centre and Ossett town centre. The M1 motorway is only a short distance away ideal for the commuter looking to travel further afield.



ACCOMMODATION

ENTRANCE HALL

5'8" x 15'11" [1.74m x 4.86m]

UPVC double glazed entrance door, stairs to the first floor, useful understairs storage cupboard, central heating radiator and doors leading through to the lounge/diner and downstairs w.c.

W.C.

4'1" x 2'9" [1.25m x 0.84m]

Low flush w.c., fully tiled and extractor fan.

KITCHEN

7'9" x 11'9" [2.37m x 3.59m]

Fitted kitchen with a range of pine wall and base units with complementary laminate block work surface over incorporating 1 1/2 bowl stainless steel sink and drainer unit, integrated fridge, integrated double oven, four ring gas hob with extractor hood over. Built in wine rack, laminate wood effect flooring, tiled walls, double central heating radiator, UPVC double glazed window to the rear, UPVC door to the side and access to the open plan lounge/diner.



LOUNGE/DINER

28'4" x 11'11" [max] [8.66m x 3.64m [max]]

UPVC double glazed bow window to the front, double central heating radiator, further single central heating radiator, feature fireplace with electric fire, coving to the ceiling and doors to the conservatory.



CONSERVATORY

8'11" x 9'2" [max] [2.72m x 2.81m [max]]

UPVC double glazed windows to the side and rear, UPVC double glazed doors leading out to the rear garden. Power and central heating radiator.



FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access to partially boarded and insulate loft and doors to three bedrooms and the house bathroom.

BEDROOM ONE

12'1" [max] x 16'0" [3.7m [max] x 4.9m]

Range of fitted bedroom storage including fitted wardrobes and drawers, UPVC double glazed bow window to the front, double central heating radiator and coving to the ceiling.



BEDROOM TWO

11'11" x 9'8" [max] [3.64m x 2.96m [max]]

Range of fitted bedroom storage including fitted wardrobes and drawers, UPVC double glazed window to the rear, central heating radiator and coving to the ceiling.



BEDROOM THREE

7'11" x 8'11" [2.42m x 2.74m]

Central heating radiator and UPVC double glazed window to the rear.

BATHROOM/W.C.

7'10" x 7'6" [2.39m x 2.30m]

Tiled walls, UPVC double glazed frosted windows to the front and side, corner bath, shower cubicle with electric shower, wash hand basin and low flush w.c. Double central heating radiator.



OUTSIDE

To the front of the property there is a spacious driveway leading to the detached brick built single garage and lawned area with a range of mature shrubs. To the rear is a good sized enclosed garden offering a good degree of privacy with a tarmac area leading to the larger than average garage with useful utility area to the rear offering a good degree of flexibility for use. A paved patio area with feature pond and large lawn area with summerhouse, shed and greenhouse with range of mature shrubs and trees surrounding.



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.

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.