



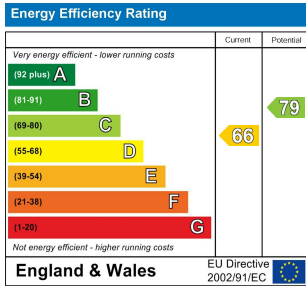
WAKEFIELD
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OSSETT
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HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
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.



95 Queens Drive, Ossett, WF5 0NG
For Sale Freehold £675,000

An outstanding four/five bedroom 1930s family detached home situated on the sought-after address of Queens Drive.

Finished to a high standard throughout and boasting four reception rooms, together with an open plan kitchen complete with bespoke fitted units, in addition to having characterful features mixed with contemporary decor throughout the house. Complimented by a fabulous plot and superb gardens of 1/3 of an acre with two driveway entrances, a huge driveway and detached triple two storey garage which could easily be an annex to offer future owners a versatile multi generational options.

Situated in this prime part of Ossett, the property is well placed to local amenities including shops and good schools with local bus routes nearby, as well as Ossett twice weekly market. There is easy access to the motorway network for those wishing to travel further afield.

Simply a fantastic home, ideal for the growing family and offering further scope and potential, subject to consent. An early appraisal comes highly recommended to fully appreciate all this fantastic home has to offer.



ACCOMMODATION

ENTRANCE HALL

Solid oak triple glazed entrance door with inset stained and frosted leaded windows, kardean flooring, stairs to the first floor landing, feature radiator and doors to the kitchen, sitting room, living room, office, downstairs w.c. and storage cupboard.

W.C.

Low flush w.c., pedestal wash basin, fully tiled walls and tiled floor.

OFFICE/BEDROOM FIVE

11'0" x 8'1" [max] x 7'0" [min] [3.37m x 2.47m [max] x 2.14m [min]]

UPVC double glazed window to the front and radiator.

SITTING ROOM

11'6" x 13'3" [max] [3.51m x 4.06m [max]]

UPVC double glazed window to the front incorporating window seat, radiator and electric fire with marble back, hearth and solid wood detailed surround.



LIVING ROOM

19'0" x 11'9" [max] x 9'9" [min] [5.81m x 3.59m [max] x 2.99m [min]]

UPVC double glazed French doors to the rear, coving to the ceiling, two radiators and cast iron gate fire with limestone surround and slate hearth.



KITCHEN/BREAKFAST ROOM

14'4" [max] x 20'0" [4.37m [max] x 6.10m]

Range of contemporary solid wood wall and base units with feature quartz work surface over and quartz upstands, 1 1/2 ceramic sink and quartz drainer with mixer taps, integrated dishwasher, plumbing for a washing machine, space for an American style fridge/freezer, integrated Bosch combi microwave, space for a feature Range cooker with quartz splash back and space for Aga hood over. Two radiators, recess LED spotlights, quality LVT flooring. UPVC double glazed windows to the rear and side, aluminium double glazed bi-folding doors with inset blinds to the rear garden. Doors to the formal dining room and understairs cloaks storage.

DINING ROOM

11'10" x 11'1" [3.61m x 3.38m]

Two UPVC double glazed windows to the side, wall mounted Smeg gas fire, solid oak flooring and radiator.



FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access and doors to four bedrooms and the bathroom.

BEDROOM ONE

19'3" x 11'10" [max] x 9'4" [min] [5.87m x 3.61m [max] x 2.86m [min]]

UPVC double glazed window to the rear, radiator, coving to the ceiling and solid oak flooring. Doors to fully tiled shower cubicle with electric shower.



BEDROOM TWO

11'6" x 11'10" [3.53m x 3.62m]

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



BEDROOM THREE

10'11" x 11'0" [3.33m x 3.36m]

UPVC double glazed windows to the front and rear, coving to the ceiling, dado rail and radiator.

BEDROOM FOUR

6'4" x 7'8" [1.94m x 2.34m]

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

BATHROOM/W.C.

17'0" x 6'3" [min] x 7'11" [max] [5.2m x 1.92m [min] x 2.43m [max]]

Low flush w.c., bidet, shower cubicle with body jets, fully tiled, jacuzzi corner whirlpool bath, UPVC double glazed frosted windows to the side, marble sink over solid wood cupboards and Swarovski crystal taps. Two radiators, half tiled walls, detailed coving to the ceiling and Amtico floor.



OUTSIDE

To the front is an attractive well tended lawned gardens and driveway incorporating turning area providing ample off street parking with gated access to a further driveway which in turn leads to a detached brick built garage [7.35m x 3.51m].



DOUBLE GARAGE

27'5" x 18'11" [8.37m x 5.79m]

Light and power, electric door, stairs leading to good sized storage/work area with double glazed timber framed velux windows. Door to the single garage.

SINGLE GARAGE

10'9" x 27'6" [3.29m x 8.40m]

Electric roller doors, 10 ft high, light and power and door to the double garage.

COUNCIL TAX BAND

The council tax band for this property is E.

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 Wakefield 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.