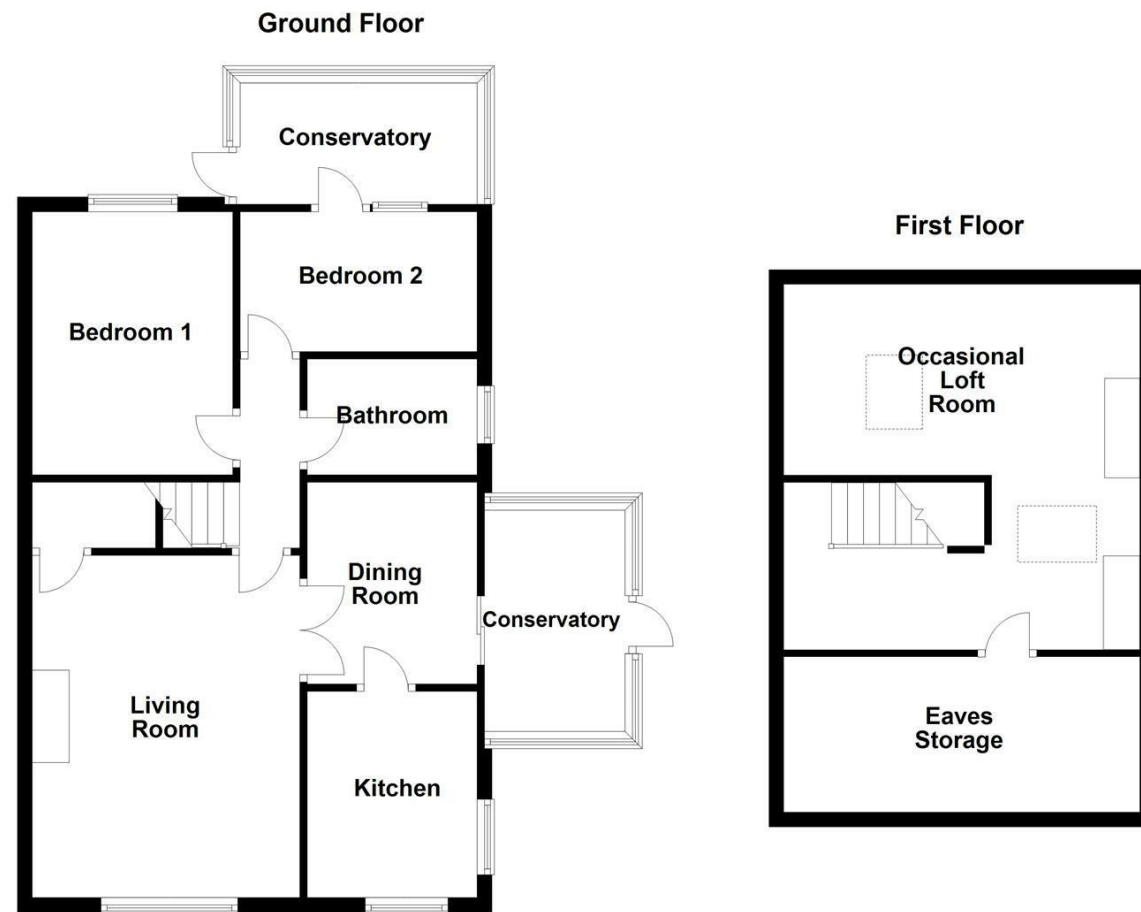




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



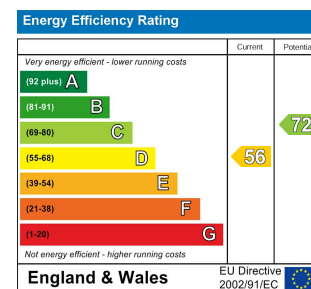
194 Queens Drive, Ossett, WF5 0NR
For Sale Freehold Offers In The Region Of £270,000

A two bedroom semi detached bungalow located in an extremely popular part of Ossett. The property boasts an entrance conservatory and a further rear conservatory, attractive gardens and parking with garage.

The accommodation fully comprises entrance into conservatory, dining room, kitchen, living room, a further conservatory at the rear, two bedrooms and the bathroom/w.c. To the first floor there is a useful occasional room, ideal for a study or further accommodation, subject to consents. Outside, there is a lawned garden to the front, off road parking via a driveway and a garage. The rear garden is tiered with a paved patio terrace and lawn enjoying borders.

Conveniently located near Ossett with local walking paths within reach, motorway links for those looking to commute on a regular basis are nearby as well as local bus routes into Wakefield, Horbury and Dewsbury. Ossett town centre is close by with a range of amenities.

This beautifully presented property is well worth an internal viewing and we recommend this at your earliest convenience.



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.



ACCOMMODATION

ENTRANCE CONSERVATORY

11'4" x 5'10" [3.45m x 1.78m]

Side entrance door, UPVC sliding patio doors into the dining room and double glazed windows, tiled floor and wall lights.

DINING ROOM

11'4" x 9'1" [3.45m x 2.77m]

Quality wood effect laminate flooring, coving to the ceiling, central heating radiator, French doors into the living room and a door into the kitchen.

KITCHEN

10'5" x 7'8" [3.20m x 2.36m]

A range of oak wall and base units with work surface over and drawers, 1 1/2 sink with drainer and mixer tap, part tiled walls, Stoves Range gas oven with splashback and extractor above, plumbing for washing machine, integrated dishwasher and integrated fridge freezer. Tile effect laminate flooring, coving to the ceiling, UPVC double glazed windows to the front and side enjoying a dual aspect, stripped spotlights and quality wood laminate flooring.

LIVING ROOM

17'10" x 12'4" into recess [5.44m x 3.76m into recess]

UPVC double glazed window to the front, two radiators and an attractive marble effect fire surround and hearth with inset electric fire. Understairs storage.

INNER HALLWAY

Staircase to the first floor occasional room.

BATHROOM/W.C.

Three piece suite comprising tiled bath with chrome mixer tap and dual head shower, vanity wash hand basin with chrome mixer tap and a low flush w.c. UPVC double glazed frosted window, chrome heated towel radiator and spotlights to the ceiling.

BEDROOM ONE

16'11" x 12'5" [5.18m x 3.81m]

UPVC double glazed window to the rear, coving to the ceiling, central heating radiator and a range of fitted wardrobes.

BEDROOM TWO

9'10" x 8'11" [3.02m x 2.72m]

French doors leading into the rear conservatory, coving to ceiling and central heating radiator.

REAR CONSERVATORY

10'0" x 6'5" [3.05m x 1.98m]

UPVC double glazed construction with UPVC door opening to the rear garden, power, light and laminate flooring.

FIRST FLOOR OCCASIONAL ROOM

20'8" max x 13'1" plus eaves storage [6.30m max x 3.99m plus eaves storage]

A useful room with lots of potential to be created into further accommodation subject to consents. Having two Velux windows, two central heating radiators, laminate flooring, storage into eaves and central dressing table area.

OUTSIDE

To the front there are lawned garden areas with borders. Double gates open onto the driveway providing off road parking and leading to the garage [measuring 5.92m x 2.84m] with up and over door, power and light. Gated access leads down the side of the property to the side entrance and on into the rear garden. The rear garden is tiered with patio area, lawn and attractive borders with plants and shrubs. There is a pond and garden shed.

COUNCIL TAX BAND

The council tax band for this property is C

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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.