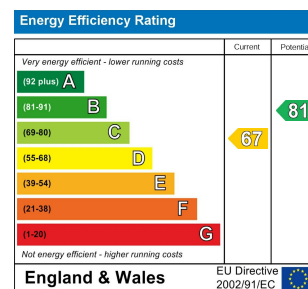
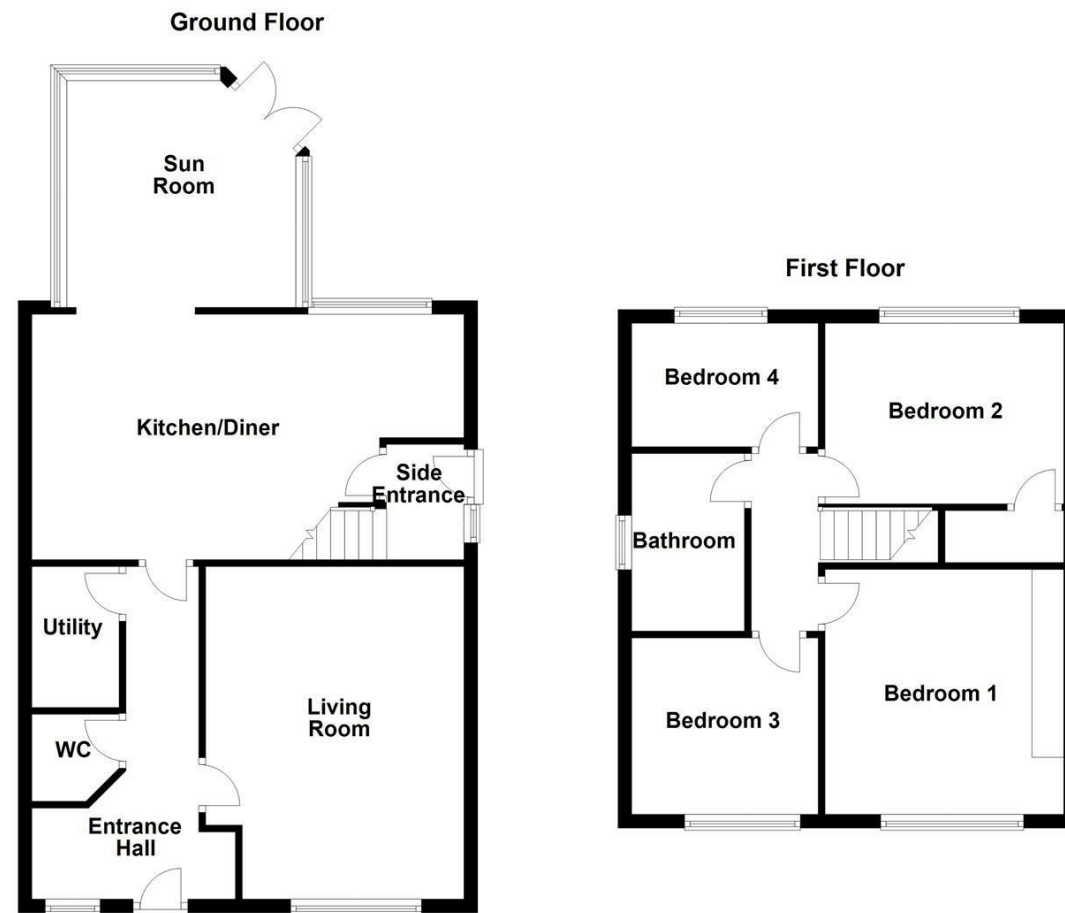




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



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.



17 Teall Street, Ossett, WF5 0PA
For Sale Freehold £379,950

A well appointed four bedroom detached family home renovated to an exceptional standard throughout benefitting from modern kitchen and bathroom, ample off road parking and generous sized attractive rear garden.

The property briefly comprises of entrance hall, downstairs w.c., living room, utility, modern kitchen/diner, sun room and side entrance. The first floor landing leads to four well proportioned bedrooms and four piece suite house bathroom/w.c. Outside to the front is a broad driveway providing ample off road parking and timber gate to the timber lean-to. To the rear is an enclosed and attractive garden comprising tiered patio area with steps down an expansive lawn with timber decked patio and timber shed.

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

Composite front entrance door, UPVC double glazed window overlooking the front aspect, inset spotlights to the ceiling, laminate flooring, central heating radiator and doors to the living room, downstairs w.c., utility and kitchen/diner.

W.C.

4'2" x 4'2" [1.29m x 1.29m]

Fully tiled walls and floor. Low flush w.c., wall hung vanity wash basin with mixer tap and mirror over. Wall mounted extractor fan, inset spotlights to the ceiling and chrome ladder style radiator.

LIVING ROOM

12'4" x 15'8" [3.77m x 4.78m]

Laminate flooring, coving to the ceiling, inset spotlights to the ceiling, central heating radiator and UPVC double glazed window overlooking the front aspect.



UTILITY

3'10" x 6'8" [1.18m x 2.04m]

Laminate work surface with space and plumbing for a washing machine and dryer, inset spotlights and cupboard housing the boiler.

KITCHEN/DINER

11'9" x 21'0" [3.59m x 6.41m]

Range of wall and base high gloss units with laminate work surface over and laminate upstanding above, sink and drainer with chrome swan neck mixer tap, integrated oven and grill with four induction hob, glass splash back and cooker hood over. Integrated microwave oven and space for a freestanding fridge/freezer, UPVC double glazed window overlooking the rear elevation, contemporary radiator, inset spotlights and laminate flooring. Side entrance door and feature archway providing access into the sun room.

SUN ROOM

10'9" x 10'0" [3.30m x 3.05m]

UPVC double glazed window on three sides with built in blinds, set of UPVC double glazed French doors leading out to the rear garden, laminate flooring, inset spotlights to the ceiling and power and light.



SIDE ENTRANCE

Laminate flooring, central heating radiator with radiator cover and UPVC double glazed side entrance door with frosted panel. Staircase leading to the first floor landing.

FIRST FLOOR LANDING

Inset spotlights to the ceiling and doors to four bedrooms and modern house bathroom.

BEDROOM ONE

11'9" x 12'1" [3.60m x 3.69m]

Range of fitted wardrobes and fitted drawers with downlights built into the surround, UPVC double glazed window overlooking the front elevation, central heating radiator and coving to the ceiling.



BEDROOM TWO

11'7" x 8'7" [3.55m x 2.63m]

Loft access, UPVC double glazed window overlooking the rear elevation, coving to the ceiling, central heating radiator and door providing access into a built in single wardrobe.



BEDROOM THREE

8'7" x 8'8" [2.62m x 2.66m]

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

BEDROOM FOUR

5'11" x 9'0" [1.81m x 2.75m]

UPVC double glazed window overlooking the rear elevation, coving to the ceiling and central heating radiator.

BATHROOM/W.C.

5'4" x 8'5" [1.65m x 2.59m]

Four piece suite comprising panelled bath with chrome mixer tap, wall hung vanity wash basin with vanity mirror and LED lighting, low flush w.c. and curved corner shower cubicle with double glass doors, mixer shower and rainfall shower attachment. Inset spotlights to the ceiling, extractor fan, ladder style radiator, fully tiled walls and floor. UPVC double glazed frosted window overlooking the side elevation.



OUTSIDE

To the front of the property is a concrete driveway and pebbled parking space providing ample off road parking and pathway leading through a timber gate providing access to a timber lean-to shed. To the rear is a tiered paved patio area, perfect for entertaining and dining purposes with steps leading down to a larger than average attractive lawned garden with timber decked patio at the rear, timber shed and enclosed by timber fencing and privet hedges.



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.