



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.



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



16 Queens Drive, Ossett, WF5 0ND

For Sale Freehold Offers In The Region Of £450,000

Occupying a generous plot in a prime Ossett location, this well proportioned three bedroom detached home offers spacious living, two reception rooms, ample off road parking, and a beautifully landscaped south facing rear garden.

The accommodation comprises an entrance porch leading into a welcoming hallway, a bright and airy lounge, a conservatory, a versatile sitting room and a well appointed kitchen with a separate pantry and side porch providing access to a convenient downstairs w.c. The first floor hosts three generously sized bedrooms, a bathroom and a separate w.c. Externally, the property boasts a driveway accommodating two vehicles, leading to a single attached garage, while the stunning rear garden features multiple patio areas, a BBQ space, a greenhouse, an allotment-style bed, and a well-maintained lawn, ideal for outdoor dining and entertaining.

Situated close to Ossett's bustling town centre, this home benefits from excellent local amenities, well regarded schools, and a twice weekly market. With easy access to the M1 motorway, it is also perfectly positioned for commuters.

A rare opportunity to acquire a home of this calibre, an early viewing is highly recommended to appreciate the accommodation on offer.



ACCOMMODATION

ENTRANCE PORCH

UPVC front entrance door leading into the entrance hall.

ENTRANCE HALL

Doors to the lounge, sitting room and kitchen. Stairs to the first floor landing with understairs storage and central heating radiator.

LOUNGE

17'6" x 11'6" [5.35m x 3.52m]

Gas fireplace, central heating radiator, UPVC double glazed window to the front elevation and UPVC double glazed sliding door to the conservatory.



CONSERVATORY

12'11" x 9'1" [3.96m x 2.77m]

Two central heating radiators, tiled flooring, insulated roof, spotlights and UPVC double glazed door to the garden.



SITTING ROOM

10'6" x 12'7" [3.21m x 3.85m]

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



KITCHEN

10'5" x 11'5" [3.20m x 3.49m]

Range of wall and base units incorporating stainless steel sink and drainer with mixer tap, integrated cooker with four ring electric hob and extractor hood. Space and plumbing for a washing machine, space for a fridge/freezer.

UPVC double glazed window to the rear elevation, matching cupboard housing the boiler and doors to the side porch and pantry with space for a fridge/freezer.

SIDE PORCH

UPVC door to the side elevation and door to the downstairs w.c.

W.C.

Low flush w.c., wash hand basin and extractor fan.

FIRST FLOOR LANDING

UPVC double glazed window, central heating radiator, loft access and doors to three bedrooms, bathroom and separate w.c.

BEDROOM ONE

11'6" x 17'7" [3.53m x 5.36m]

Central heating radiator, UPVC double glazed windows to the front, side and rear elevation.



BEDROOM TWO

12'7" x 10'7" [3.84m x 3.23m]

UPVC double glazed window to the rear elevation and central heating radiator.



BEDROOM THREE

7'6" x 7'6" [2.29m x 2.31m]

UPVC double glazed window to the front elevation, fitted cupboards and dek and central heating radiator.

BATHROOM

11'3" x 6'0" [3.43m x 1.84m]

Wash hand basin, wall units, panelled bath and shower unit with overhead shower attachment and extractor fan. Central heating radiator and UPVC double glazed frosted window to the rear elevation.



W.C.

2'5" x 5'6" [0.75m x 1.68m]

UPVC double glazed frosted window to the side elevation and low flush w.c.

OUTSIDE

To the front is a driveway providing space for two cars and single attached garage (4.75m x 2.63m) with additional flagged area with potential for further off road parking. To the rear is a larger than average south facing rear garden with good sized paved patio area and timber shed with steps leading down to second patio overlooking the attractive lawned garden with planted borders and large paved patio area with brick built BBQ, greenhouse and allotment style bed, surrounded by conifer hedging and timber fencing.



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 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.