

WAKEFIELD
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OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



71 Teall Court, Ossett, WF5 0PF

For Sale Freehold Offers In The Region Of £285,000

Renovated to a high standard throughout is this three bedroom detached family home in the sought after area of Ossett benefitting from bespoke kitchen, ample off road parking and an enclosed landscaped rear garden.

The property briefly comprises of the entrance hall, living room, bespoke fitted kitchen with central island and understairs utility area. The first floor landing leads to three bedrooms and modern house shower room. Outside to the front is a driveway providing ample off road parking leading to the single detached garage. To the rear is an attractive enclosed garden with timber decked patio area surrounded by glass balustrade with steps leading down to a further patio area.

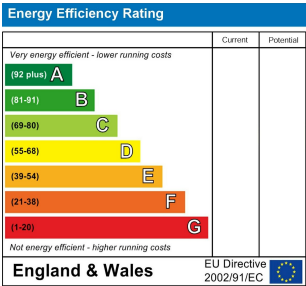
A fantastic family home, ready to move straight into and offered for sale with no chain. Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

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 HALL

Composite front entrance door, laminate flooring, UPVC double glazed frosted window to side, door to the living room, central heating radiator and stairs to the first floor landing.

LIVING ROOM

10'4" x 16'2" [3.16m x 4.93m]
UPVC double glazed bow window overlooking the front aspect, central heating radiator, feature electric fire with built in TV station and door leading into the kitchen.



KITCHEN

9'9" x 14'9" [2.99m x 4.51m]
Range of wall and base units with quartz work surface over, central island with matching quartz work surface incorporating four ring induction hob with extractor hood. Sink and drainer with swan neck mixer tap, integrated oven and grill, integrated wine cooler,

integrated fridge/freezer and integrated dishwasher. Inset spotlights, bi-folding doors leading to the rear garden, laminate flooring, contemporary radiator, LED strip lighting and sliding door providing access into the utility.

UTILITY

Laminate work surface over base units with space and plumbing for a washing machine.

FIRST FLOOR LANDING

Loft access, UPVC double glazed window overlooking the side elevation and doors to three bedrooms and shower room. Overstairs storage housing the combi condensing boiler.

BEDROOM ONE

8'6" x 12'8" [2.61m x 3.87m]
UPVC double glazed window overlooking the front elevation, fitted double wardrobe and central heating radiator.



BEDROOM TWO

8'7" x 11'5" [2.62m x 3.49m]
UPVC double glazed window overlooking the front elevation and central heating radiator.



BEDROOM THREE

5'10" x 9'3" [1.78m x 2.84m]
UPVC double glazed window overlooking the front elevation and central heating radiator.



SHOWER ROOM/W.C.

6'5" x 5'10" [1.97m x 1.78m]
Modern three piece suite comprising walk in shower cubicle with tinted shower screen and mixer shower, low flush w.c. and vanity wash hand basin with mixer tap. Chrome ladder style radiator, UPVC double glazed frosted window overlooking the rear elevation, UPVC cladding with chrome strips to the ceiling with inset spotlights.



OUTSIDE

To the front is a driveway providing ample off road parking leading through a timber gate to the single detached garage with manual up and over door. To the rear is a timber decked patio area, perfect for entertaining and dining purposes with a glass balustrade surrounding. Timber steps lead down to a further decked patio area, surrounded by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is C.

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.