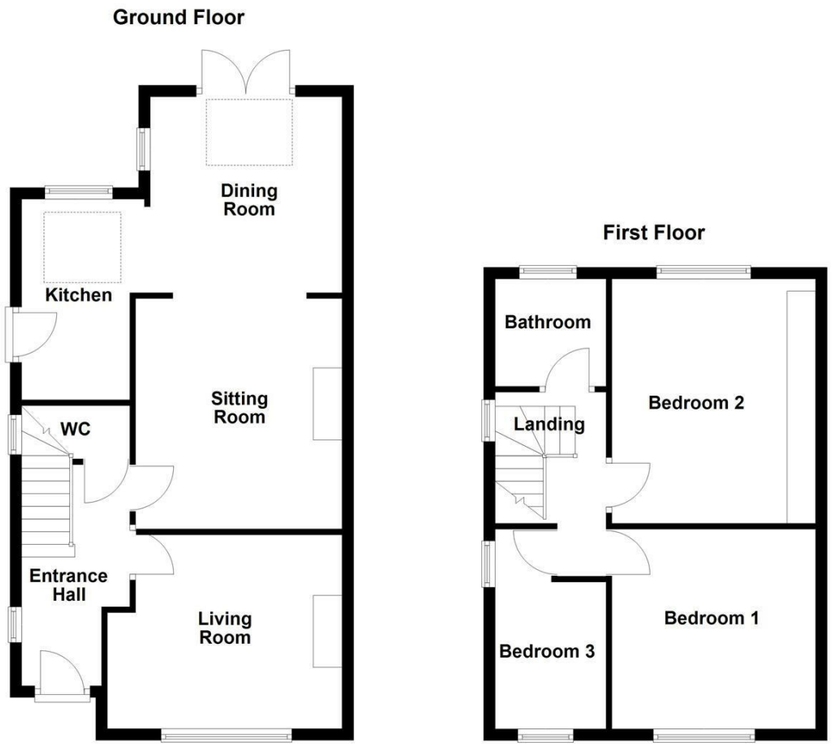
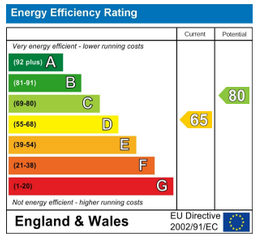


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

Richard Kendall Estate Agent

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

24 Queens Drive, Ossett, WF5 0ND

For Sale Freehold £450,000

A fantastic opportunity to purchase this well appointed and extended three bedroom detached family home enjoying spacious living accommodation with a modern feel benefitting from a larger than average landscaped rear garden and driveway parking with detached garage.

The property briefly comprises of the entrance hall, living room, downstairs w.c., sitting room with an archway into the dining room and an opening to the kitchen. The first floor landing leads to three good sized bedrooms and modern house bathroom. Outside to the front gated access leads to a pebbled garden and driveway providing running down the side of the property leading to the larger than average single detached garage. To the rear is a spacious and enclosed landscaped garden with paved patio area with a timber rose arch leading to a lawned garden with substantial summerhouse.

The property is located within the sought after area of Ossett, close to local amenities and schools and within easy reach of the M1 motorway making centres such as Manchester and Leeds accessible on a daily basis by car. Main bus routes run to and from Wakefield city centre.

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
Timber front entrance door with stained glass inset, fully tiled floor, UPVC double glazed window to the side aspect, stairs to the first floor landing, central heating radiator with further old style central heating radiator and doors to the living room, sitting room and downstairs w.c.

LIVING ROOM
11'8" (min) x 13'4" (max) x 11'5" (3.56m (min) x 4.06m (max) x 3.48m)
Ceiling rose, coving to the ceiling, living flame effect gas fire with Portuguese limestone hearth, interior and surround. UPVC double glazed window overlooking the front aspect and central heating radiator.

W.C.
6'0" x 3'0" (1.84m x 0.92m)
Low flush w.c., wash basin with swan neck mixer tap and tiled splash back. Fully tiled floor, UPVC double glazed frosted window to the side aspect and understairs storage cupboard housing the boiler with fixed shelving.

SITTING ROOM
13'1" x 11'8" (4.0m x 3.57m)
Solid oak floor, feature archway providing access into the dining room, central heating radiator and decorative fireplace with tiled hearth, interior and solid wooden mantle.

DINING ROOM
11'2" x 10'11" (3.41m x 3.35m)
Pitch sloping ceiling with timber double glazed velux window, solid oak floor, UPVC double glazed window to the side aspect, set of UPVC double glazed French doors to the rear garden, central heating radiator and an opening into the kitchen.

KITCHEN
11'7" x 6'0" (3.54m x 1.85m)
Range of wall and base units with laminate work surface over and tiled splash back, stainless steel sink and drainer with swan neck mixer tap, integrated oven and grill with microwave oven, four ring gas hob and cooker hood. Plumbing for a washing machine, integrated fridge, display cabinets with glass shelving and downlights, fully tiled floor, timber double glazed velux window to the pitch sloping ceiling, UPVC double glazed side entrance door and UPVC double glazed window overlooking the rear aspect.

FIRST FLOOR LANDING
Loft access, UPVC double glazed window overlooking the side elevation and doors to three bedrooms and bathroom.

BEDROOM ONE
11'7" x 11'5" (3.55m x 3.50m)
UPVC double glazed window overlooking the front elevation, central heating radiator and coving to the ceiling.

BEDROOM TWO
9'7" x 13'3" (2.94m x 4.04m)
UPVC double glazed window overlooking the rear elevation, central heating radiator and a range of fitted wardrobes.

BEDROOM THREE
10'7" x 2'7" (min) x 5'10" (max) (3.25m x 0.79m (min) x 1.80m (max))
Fitted double wardrobe, storage cupboards, central heating radiator, UPVC double glazed windows overlooking the front and side elevation.

BATHROOM/W.C.
9'4" x 5'8" (2.85m x 1.74m)
Three piece suite comprising panelled bath with mixer shower over, low flush w.c. and wall hung wash hand basin. Chrome ladder style radiator, coving to the ceiling, inset spotlights and UPVC double glazed frosted window overlooking the rear elevation.

OUTSIDE
To the front of the property a timber gate provides access to the low maintenance pebbled garden and driveway providing off road parking for several vehicles leading to the larger than average single detached garage with electric door, power and light. To the rear is a paved patio area, perfect for entertaining and dining purposes with timber rose arch providing access into the larger than average attractive lawned rear garden with substantial summerhouse and paved seating area, surrounded by timber fencing.

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.