



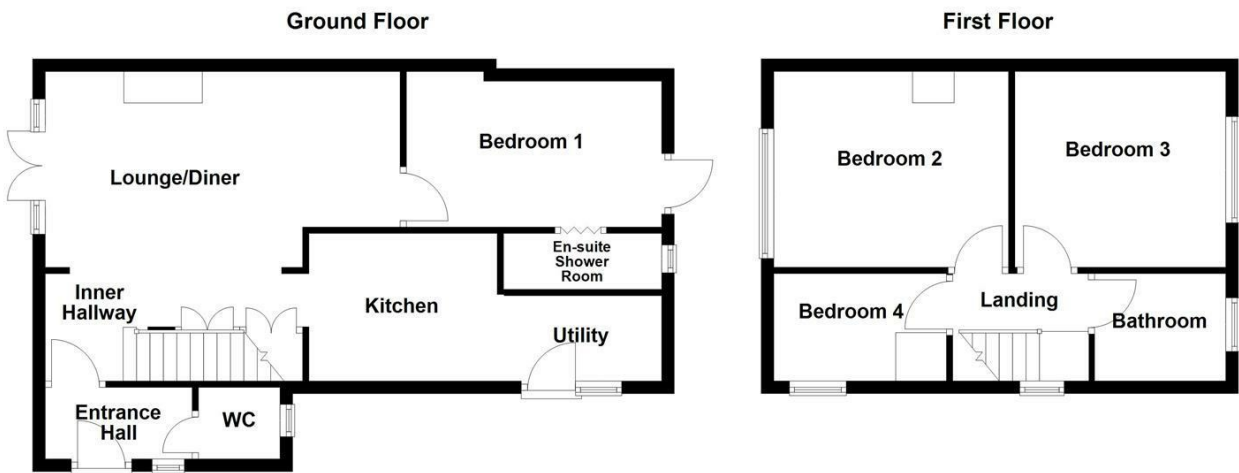
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

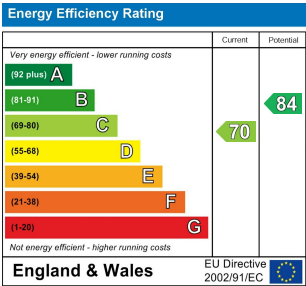


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 12 Queen Street, Ossett, WF5 8AS

### For Sale Freehold £300,000

Situated in the sought after area of Ossett, this extended four bedroom semi-detached family home is beautifully presented throughout and offers spacious, well appointed accommodation ideal for modern family living. Benefitting from a contemporary kitchen and bathroom and generous reception space, this impressive home is one not to be missed.

The accommodation briefly comprises an entrance hall providing access to the downstairs WC and an inner hallway, which in turn leads to the kitchen, lounge diner, and staircase to the first floor landing. The kitchen benefits from access to the utility room, which provides a convenient side entrance to the property. The spacious lounge diner offers an excellent entertaining space and leads through to the principal bedroom, which enjoys its own en suite shower room and additional side access. To the first floor, the landing provides loft access and doors leading to three further bedrooms and the modern family bathroom. Externally, the property enjoys excellent kerb appeal sitting on a corner plot with a concrete and tarmac driveway providing off street parking for up to three vehicles and leading to a detached single garage with opening doors. A gated entrance leads to the attractive front garden, which is enclosed and mainly laid to lawn with mature shrubs, flowers, block paved pathways, and space for garden sheds. To one side of the property, the lawned garden continues with additional planted borders and space for a greenhouse, alongside a patio area accessed directly from the lounge diner. The opposite side features two paved patio seating areas surrounded by planted beds, creating the perfect setting for outdoor dining and entertaining. The gardens are enclosed by fencing, making them ideal for families with children and pets.

The property occupies a convenient location, making it particularly attractive to growing families. A range of local shops, amenities, and well-regarded schools can be found within walking distance, along with Ossett town centre itself. Regular bus services operate nearby, while Wakefield's two railway stations provide excellent links to Leeds, Manchester, London, and beyond. For commuters, the M1 motorway network is just a short drive away.

Only a full internal inspection can truly appreciate everything this superbly modernised family home has to offer. Early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

7'9" x 3'9" [2.38m x 1.15m]  
Aluminium front entrance door with double glazed panels leading into the property. Frosted UPVC double glazed window to the front aspect, spotlighting to the ceiling, free standing storage cupboard, and doors leading to the downstairs WC and inner hallway. The entrance hall benefits from underfloor heating and ceramic tiles.

DOWNSTAIRS W.C.

3'10" x 3'8" [1.17m x 1.12m]  
Frosted UPVC double glazed window to the side aspect, spotlighting to the ceiling, concealed cistern low flush WC, ceramic wash basin built into a floating storage unit with mixer tap and tiled splashback. Underfloor heating and ceramic tiles.

INNER HALLWAY

13'5" x 5'7" [max] x 2'9" [min] [4.10m x 1.72m [max] x 0.85m [min]]  
Staircase with glass balustrade providing access to the first floor landing, understairs storage cupboard, spotlighting to the ceiling, and openings leading to the lounge diner and kitchen. Oak flooring continues throughout.

KITCHEN

9'10" x 7'8" [3.0m x 2.35m]  
Opening through to the utility room, spotlighting to the ceiling, and a range of modern gloss wall and base units with wooden work surfaces and matching wooden splashbacks. Four ring induction hob with extractor hood above, integrated double oven, integrated dishwasher, and space for an American style fridge freezer.



UTILITY ROOM

4'5" x 8'3" [1.37m x 2.53m]  
Frosted UPVC double glazed entrance door and UPVC double glazed window to the front aspect, partial loft access, spotlighting to the ceiling, central heating radiator, and a range of modern gloss wall and base units with laminate work surfaces. Space and plumbing for a washing machine and tumble dryer.

LOUNGE/DINER

18'6" x 10'2" [max] x 8'6" [min] [5.66m x 3.12m [max] x 2.60m [min]]  
Spotlighting to the ceiling with feature drop ceiling LED strip lighting, exposed brick chimney breast with decorative fireplace and wooden mantel, inset canal style radiator, doors leading to Bedroom One, and UPVC double glazed French doors providing access to the side garden.

BEDROOM ONE

13'4" x 8'6" [max] x 7'8" [min] [4.07m x 2.60m [max] x 2.35m [min]]  
Spotlighting to the ceiling, inset canal style radiator, fitted wardrobes with gloss-fronted doors, folding door leading to the en suite shower room, and UPVC double glazed door providing side access.



EN SUITE SHOWER ROOM

7'7" x 3'4" [max] x 2'11" [min] [2.32m x 1.03m [max] x 0.89m [min]]  
LED mirror, frosted UPVC double glazed window to the side aspect, ladder style central heating radiator, low flush WC, ceramic wash basin built into a floating storage unit with mixer tap, and shower cubicle with mains-fed overhead shower, shower attachment, and glass shower screen. Partial tiling throughout and ceramic tiles.

FIRST FLOOR LANDING

5'7" x 6'4" [max] x 2'9" [min] [1.72m x 1.95m [max] x 0.85m [min]]  
Loft access, UPVC double glazed window to the front aspect, glass balustrade, and doors leading to Bedrooms two, three and four, as well as the house bathroom.

BEDROOM TWO

12'2" x 10'2" [max] x 9'0" [min] [3.73m x 3.10m [max] x 2.76m [min]]  
UPVC double glazed window to the side aspect, central heating radiator.



BEDROOM THREE

10'4" x 10'10" [3.16m x 3.31m]  
UPVC double glazed window to the side aspect and central heating radiator.



BEDROOM FOUR

9'2" x 6'6" [max] x 2'9" [min] [2.80m x 2.0m [max] x 0.86m [min]]  
UPVC double glazed window to the front aspect, central heating radiator, and light point.

BATHROOM

7'8" x 6'0" [2.35m x 1.85m]  
Frosted UPVC double glazed window to the side aspect, spotlighting to the ceiling, extractor fan, ladder style heated towel radiator, low flush WC, wash basin with mixer tap, and panelled bath with mixer tap, mains fed overhead shower, shower attachment, and glass shower screen. Fitted storage cupboard housing the gas boiler and full tiling throughout.



OUTSIDE

The property benefits from front, side, and rear gardens. To the front is a concrete and tarmac driveway providing off street parking for up to three vehicles and leading to a detached single garage with up-and-over door. An iron gate provides access to the remainder of the front garden, which incorporates tiered lawn areas with mature shrubs and flower beds, together with steps leading to a block paved pathway and the front entrance. To one side of the property is a further lawned garden with space for a greenhouse or garden shed, along with a patio area accessed from the lounge diner. The opposite side of the property incorporates two paved patio seating areas with planted borders, providing an ideal space for outdoor dining and entertaining. The gardens are fully enclosed by walls and timber fencing, making them ideal for families with children and pets.



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.

EPC RATING

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

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.