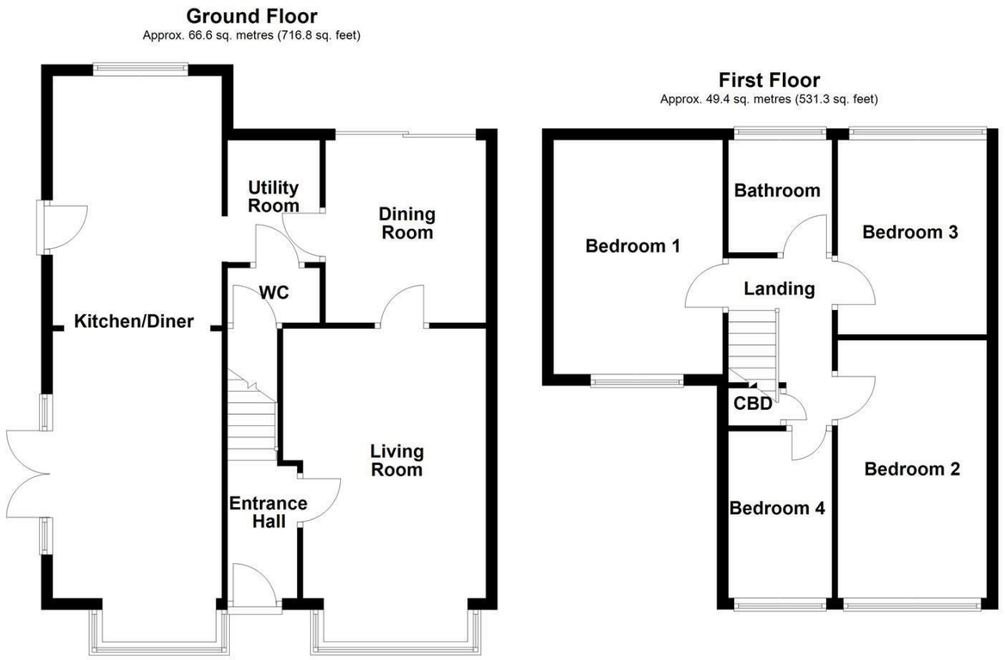


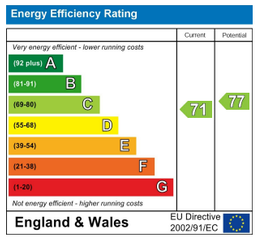
Total area: approx. 116.0 sq. metres (1248.1 sq. feet)

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

1 Teall Court, Ossett, WF5 0PG

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

Offered for sale with no onward chain is this extended four bedroom detached family home, occupying a desirable corner plot within a substantial position. The property also benefits from planning permission granted for the conversion of the large double garage into ancillary residential accommodation to the main dwelling, offering excellent potential for further versatility and future use for multi generational or disabled living.

The accommodation is entered via a welcoming entrance hall, with a door leading into a spacious living room featuring a bay window fitted with timber shutters. From here, access is provided to the dining room, which enjoys sliding patio doors opening onto the rear garden. The ground floor further comprises a utility room, a downstairs WC, under stairs storage, and an extended kitchen diner fitted with integrated appliances and French doors opening to the side aspect. To the first floor, the landing provides access to four well proportioned bedrooms and a modern three piece house bathroom serving the accommodation. To the front, The property is accessed via electronic sliding gates, opening onto ample off road parking provided by both a block-paved and concrete driveway, leading to a versatile large detached double garage. The garage benefits from power, lighting, water, and drainage, along with an electric roller door. Externally, to the rear, the home features an Indian stone paved patio and a timber decked seating area, ideal for al fresco dining, overlooking the generous and fully enclosed rear garden, which also wraps around the side and front of the property.

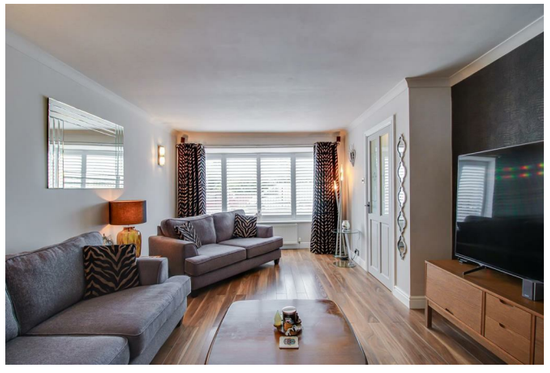
Ideally situated within close proximity to Ossett town centre, the property benefits from excellent local amenities and convenient transport links, including regular bus routes to Wakefield city centre and easy access to the M1 motorway, making it ideal for commuters.

An internal inspection is essential to fully appreciate the quality, space, and setting this superb home has to offer. The property is well suited for multi generation living and disabled living, An early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
A composite entrance door leads into the entrance hall, which features coving to the ceiling, a central ceiling light, and a staircase with handrail rising to the first floor landing. A door provides access into the living room, which benefits from hardwood flooring.

LIVING ROOM
11'11" x 15'6" x 10'6" (min) (3.64m x 4.73m x 3.21m (min))
The living room features a walk in bay window with UPVC double glazed windows to the front aspect with recently fit bespoke hardwood extra wide slat shutters. Additional features include coving to the ceiling, two wall lights, and a radiator, with a door leading through to the dining room.



DINING ROOM
10'8" x 9'3" (3.26m x 2.84m)
The dining room offers laminate flooring, coving to the ceiling, a central ceiling light, and a radiator, along with UPVC double glazed sliding patio doors opening onto the rear garden. A door provides access into the utility room.

UTILITY ROOM
5'3" x 7'0" (1.62m x 2.15m)
The utility room is fitted with a range of wall and base units with laminate work surfaces over, incorporating space and plumbing for a washing machine and space for a dryer. There is a wall mounted combination boiler, amtico flooring, and access into the downstairs WC, as well as an opening through to the kitchen diner.

DOWNSTAIRS W.C.
3'1" x 8'11" (0.96m x 2.72m)
The downstairs WC is fitted with a low flush WC and a wash hand basin set within a vanity unit, with fully tiled walls and flooring. Additional features include a contemporary radiator, inset ceiling lighting, timber cladding to the ceiling, and a door leading to the under stairs storage cupboard.

KITCHEN DINER
9'11" x 30'1" (3.04m x 9.19m)
The extended kitchen diner is a spacious and well appointed area, featuring a walk in bay window to the front aspect and UPVC double glazed French doors with side panels opening to the side. The kitchen is fitted with a range of shaker style wall and base units with laminate work surfaces and glass splashbacks, incorporating a 1½ ceramic sink with swan neck mixer tap, gas hob with extractor above, and integrated oven and grill. Additional integrated appliances include a full sized dishwasher, with bespoke unit & larder to fit around American style fridge freezer. The room further benefits from two contemporary vertical radiators, inset ceiling spotlights, amtico flooring, UPVC double glazed window to the rear and two electric velux windows with recently fitted electric blinds. A composite external door to the side leading to an Oak Porch with dusk/dawn sensor light.

FIRST FLOOR LANDING
To the first floor landing, there is loft access via extra wide loft hatch with attached wooden ladder and doors providing access to four bedrooms, the house bathroom, and a useful storage cupboard.

BEDROOM ONE
9'10" x 13'7" (3.02m x 4.16m)
UPVC double glazed window to the front elevation and a central heating radiator.

BEDROOM TWO
8'7" x 15'3" (2.64m x 4.67m)
UPVC double glazed window to the front elevation, coving to the ceiling and a central heating radiator.

BEDROOM THREE
8'7" x 11'2" (2.63m x 3.42m)
UPVC double glazed window to the rear elevation, coving to the ceiling and a central heating radiator.

BEDROOM FOUR
6'0" x 9'9" (1.85m x 2.98m)
UPVC double glazed window to the front elevation, inset ceiling spotlights and a central heating radiator. This room is currently used as a dressing room.

BATHROOM
6'5" x 6'0" (1.97m x 1.84m)
The modern house bathroom is fitted with a three piece suite comprising a P shaped panelled bath with curved glass shower screen, mixer tap, and electric shower over, a pedestal wash hand basin, and a low flush WC. The room is finished with fully tiled walls and flooring, a contemporary radiator, inset ceiling spotlights, and two frosted UPVC double glazed windows to the rear elevation.

GARAGE
16'9" x 36'7" (5.13m x 11.17m)
A large double detached garage with electric roller door, power, lighting, and water supply, along with a side access door, double thickness insulated walls and two frosted windows. Planning permission has been granted for the conversion of the garage into residential accommodation ancillary to the main dwelling (Ref: 24/01597/FUL).

OUTSIDE
Externally, to the front of the property, there are electronic sliding gates providing access onto a large block paved driveway with cast iron railings and a pedestrian gate. There is an electric charging point with a further concrete driveway runs alongside, leading to a detached double garage. To the rear, the property enjoys a spacious and enclosed garden, featuring a large Indian stone paved patio ideal for outdoor dining and entertaining, along with a timber decked seating area beneath a pergola. Additional features include external power points and hot and cold water connections. The garden is enclosed by fencing on all sides, with a raised rear section incorporating decorative stone and planted areas, as well as a paved area behind the garage.

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.

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.