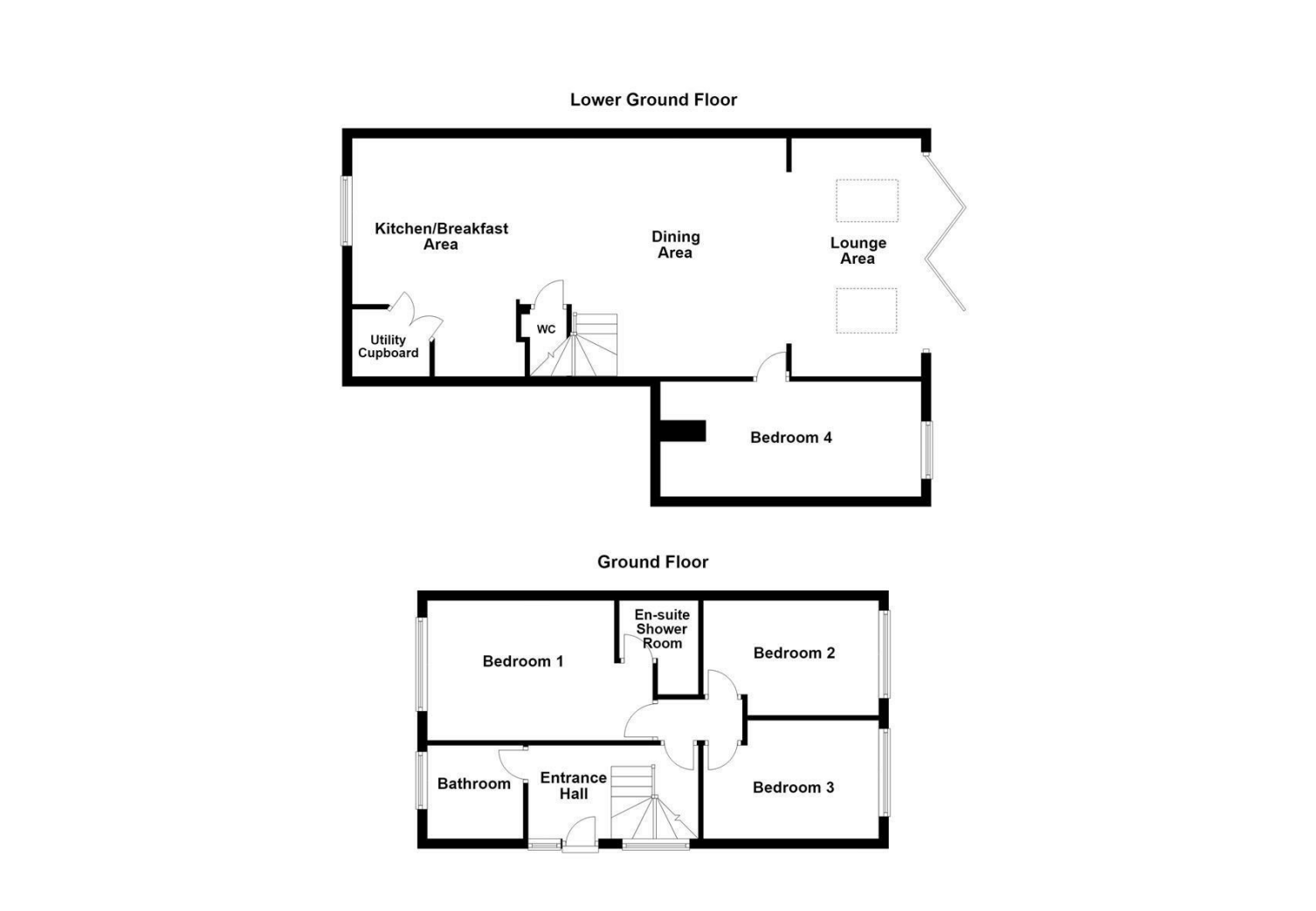


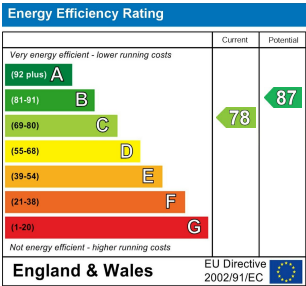


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



83 Teall Street, Ossett, WF5 0HS

For Sale Freehold £330,000

Situated in the heart of the sought after market town of Ossett is this unique and beautifully presented four bedroom home, offering stylish and versatile accommodation arranged over multiple levels. Finished with modern features throughout, the property boasts a contemporary open plan living, kitchen and dining space, four well proportioned bedrooms, two bathrooms including an en suite shower room, a separate downstairs WC, ample off road parking and an attractive enclosed rear garden.

The accommodation briefly comprises a welcoming entrance hall with access to the main house bathroom and a further hallway with staircase leading to the lower ground floor. From the hallway, access is provided to the loft space, three bedrooms (including the principal bedroom, which benefits from its own en suite shower room). On the lower ground floor is the impressive open plan living, kitchen and dining space, designed for modern family living and entertaining. This area also provides access to a useful utility/storage cupboard, downstairs WC, the fourth bedroom and bi-folding doors opening directly onto the rear garden. Externally, the front of the property has been designed with ease of maintenance in mind and incorporates a tarmac driveway providing ample off road parking for several vehicles. The driveway continues beneath a car port and leads to the attached single garage, which benefits from an electric roller door, power and lighting. The frontage is enclosed by walling and timber fencing. The rear garden is predominantly laid to lawn and features a stone paved patio area, ideal for outdoor dining and entertaining, together with space for a timber garden shed. The garden is fully enclosed by timber fencing, creating a secure and private space.

Ossett is a highly regarded location, particularly popular with families due to its excellent range of shops, schools, amenities and well regarded public houses. Regular bus services operate nearby, whilst Wakefield's mainline railway stations provide direct links to Leeds, Manchester and London. The M1 motorway network is also only a short drive away, making the property particularly convenient for commuters. Ossett is also known for its strong sense of community, with regular family events and a popular twice weekly market.

An early viewing is highly recommended to fully appreciate the unique layout, stylish presentation and generous accommodation this impressive home has to offer.



ACCOMMODATION

ENTRANCE HALL

Composite side entrance door with frosted glazed panel leading into the entrance hall. UPVC double glazed windows to the side, central heating radiator, coving to the ceiling and doors providing access to the house bathroom and inner hallway. Staircase with glass balustrade leads down to the lower ground floor.

BATHROOM/W.C.

6'5" x 6'1" (1.97m x 1.86m)
Frosted UPVC double glazed window overlooking the front elevation, extractor fan and chrome ladder style central heating radiator. Fitted with a low flush W.C., pedestal wash basin with mixer tap and panelled bath with mixer tap, electric shower attachment and glazed shower screen. Fully tiled walls.



INNER HALLWAY

Loft access and doors providing access to three bedrooms.

BEDROOM ONE

15'2" x 9'4" (4.63m x 2.86m)
UPVC double glazed window overlooking the front elevation, coving to the ceiling, column central heating radiator and door providing access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

5'1" x 6'3" (1.55m x 1.92m)
Extractor fan, chrome ladder style central heating radiator, low flush W.C., pedestal wash basin with mixer tap and shower cubicle with mains fed shower, separate shower attachment and glazed shower screen. Fully tiled walls.



BEDROOM TWO

11'8" x 7'8" (3.57m x 2.36m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.



BEDROOM THREE

11'4" x 7'9" (3.47m x 2.37m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

LOWER GROUND FLOOR

DINING AREA

17'6" x 15'7" (5.35m x 4.75m)
Staircase leading down from the entrance hall into the dining area, with access to the living area and kitchen breakfast area. Three column central heating radiators, spotlights to the ceiling and doors providing access to the downstairs W.C. and bedroom four.

W.C.

4'5" x 3'11" (1.35m x 1.20m)
Chrome ladder style central heating radiator, extractor fan, low flush W.C. and pedestal wash basin with mixer tap and tiled splashback.

KITCHEN/BREAKFAST AREA

12'1" x 11'9" (3.70m x 3.60m)
Fitted with a range of modern Shaker style wall and base units with laminate work surfaces over, together with a central island incorporating further base units, laminate work surface and breakfast bar seating. Stainless steel sink and drainer with mixer tap, tiled splashbacks, four ring induction hob with stainless steel extractor hood above, integrated double oven and microwave, integrated fridge freezer and integrated dishwasher. Double doored larder style utility cupboard. Frosted UPVC style roof light to the front and spotlights to the ceiling.



UTILITY CUPBOARD

4'5" x 6'10" (1.35m x 2.10m)
Fitted with modern Shaker style wall units, with space and plumbing for a washing machine.

LOUNGE

8'0" x 14'11" (2.45m x 4.55m)
Bi-folding doors opening directly onto the rear garden, creating an excellent indoor-outdoor living space. Spotlights to the ceiling, two roof lights and column central heating radiator.



BEDROOM FOUR

17'5" x 7'10" (5.33m x 2.40m)
Spotlights to the ceiling, central heating radiator and UPVC double glazed window overlooking the rear elevation.

OUTSIDE

To the front of the property is a generous tarmac driveway providing off road parking for several vehicles and leading beneath a carport to the attached single garage. The front garden is enclosed by walling and timber fencing, with double gates providing access to the driveway and carport. To the rear is a lawned garden with a stone paved patio area, ideal for outdoor dining and entertaining, together with space for a timber garden shed. The rear garden is fully enclosed by timber fencing, making it ideal for both children and pets.



GARAGE

Single attached garage with power, lighting and electric roller door.

COUNCIL TAX BAND

The council tax band for this property is B.

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 shown on 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.