

WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

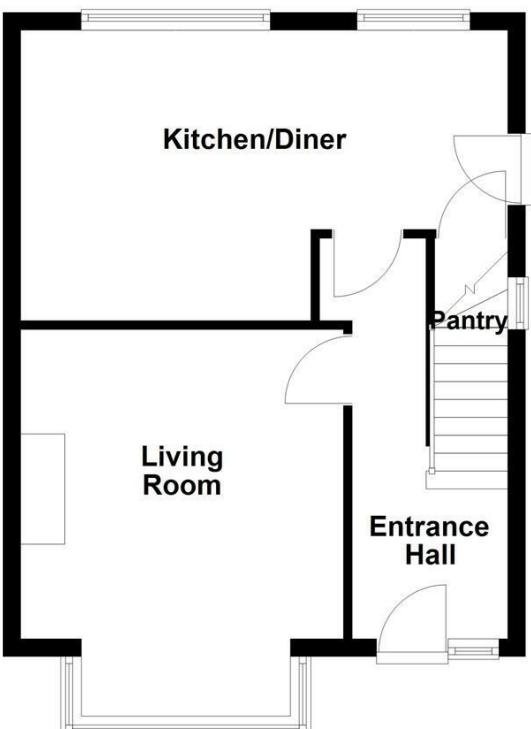
HORBURY  
01924 260 022

NORMANTON  
01924 899 870

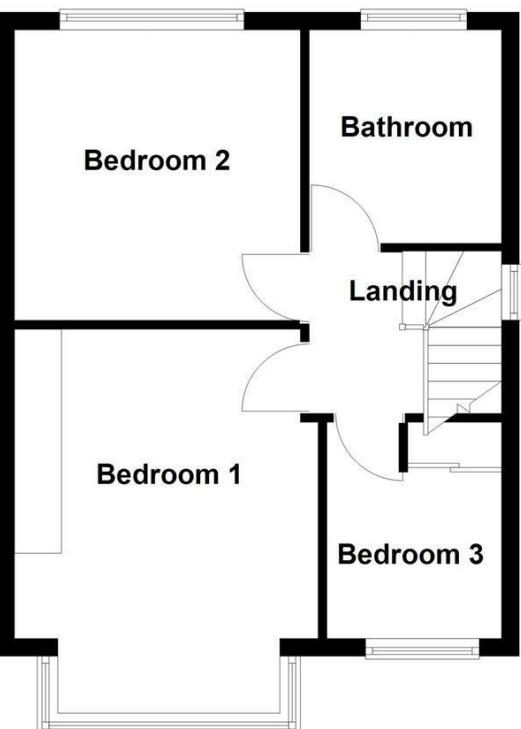
PONTEFRACT & CASTLEFORD  
01977 798 844

Richard  
Kendall  
Estate Agent

### Ground Floor



### First Floor



#### IMPORTANT NOTE TO PURCHASERS

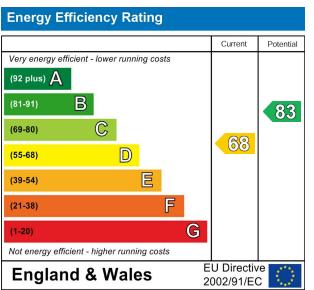
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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



**218 Queens Drive, Ossett, WF5 0NR**

**For Sale Freehold £259,000**

Situated in the sought after town of Ossett is this three bedroom semi detached home. Benefiting from enclosed rear garden, off road parking and spacious accommodation, this property is certainly not one to be missed.

With UPVC double glazing and gas central heating, the property briefly comprises of the entrance hallway, spacious living room and open plan kitchen/diner to complete the accommodation on the ground floor. Upstairs, to the first floor landing, there is loft access, access to three bedrooms and the house bathroom. Bedrooms one and three benefitting from fitted wardrobes. Outside, to the front, a pebbled and tarmac driveway provides off road parking for three vehicles, with timber gates allowing side access to a continuation of the driveway leading to a single detached garage with manual up and over door. The rear features a paved patio ideal for outdoor dining and an attractive lawned garden enclosed by timber fencing.

Conveniently located near Ossett with local walking paths within reach, motorway links for those looking to commute on a regular basis are nearby as well as local bus routes into Wakefield, Horbury and Dewsbury. Ossett town centre is close by with a range of amenities.

Only a full internal inspection will show what is on offer at this quality home and an early viewing comes highly advised to avoid disappointment.



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## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed entrance door into the entrance hall, UPVC double glazed frosted panel window to the front, central heating radiator, stairs to the first floor landing. Doors to the living room and kitchen diner.

### LIVING ROOM

11'11" x 11'6" [min] x 14'1" [max] [3.65m x 3.51m [min] x 4.31m [max]]  
UPVC double glazed bay window to the front, central heating radiator, coving to the ceiling, electric fire on a marble hearth and a matching marble interior.



### KITCHEN DINER

18'1" x 7'4" [min] x 10'10" [max] [5.52m x 2.25m [min] x 3.31m [max]]  
Two UPVC double glazed windows to the rear, UPVC double

glazed side entrance door, door into the pantry, central heating radiator, spotlights. A range of wall and base units with laminate worksurface over and tiled splashback above, 1 1/2 stainless steel sink and drainer with mixer tap, freestanding double oven and grill, four ceramic hobs, glass splashback and cooker hood over, plumbing and drainage for washing machine, integrated dishwasher, space for a large freestanding fridge freezer.

### PANTRY CUPBOARD

Timber window to the side, fixed shelving.

### FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access. Doors to three bedrooms and the bathroom.

### BEDROOM ONE

11'3" x 11'6" [min] x 14'2" [max] [3.44m x 3.52m [min] x 4.34m [max]]  
UPVC double glazed bay window to the front, central heating radiator, fitted wardrobes with mirrored glass doors.



### BEDROOM TWO

10'9" x 11'0" [3.29m x 3.37m]  
UPVC double glazed window to the rear, central heating radiator.



### BEDROOM THREE

6'7" x 6'2" [min] x 8'2" [max] [2.02m x 1.89m [min] x 2.49m [max]]  
UPVC double glazed window to the front, central heating radiator, fitted wardrobes with sliding doors.



### BATHROOM

7'11" x 7'2" [2.42m x 2.19m]  
Frosted UPVC double glazed window to the rear, ladder style central heating radiator, spotlights, extractor fan. Comprising of a three piece suite with an 'L' shaped panelled bath, glass shower

screen, mixer tap and pull out shower attachment, low flush W.C., wash basin with mixer tap and vanity units below.



### OUTSIDE

To the front of the property there is a pebbled and tarmacadam driveway providing off road parking for three vehicles with timber gates providing access down the side where the tarmacadam driveway continues and leads to a single detached garage with a manual up and over door. To the rear of the property there is a paved patio area, perfect for outdoor dining and entertaining purposes and a attractive lawned garden with timber fencing surrounding.



### 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.