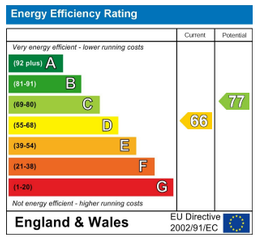
Total area: approx. 108.8 sq. metres (1170.6 sq. feet)

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

129 Queens Drive, Ossett, WF5 0NH

For Sale Freehold Guide Price £350,000

A fantastic opportunity to acquire this well presented three bedroom detached family home, ideally situated within the heart of Ossett. The property benefits from ample off road parking, provided by a substantial block paved driveway accessed via double cast iron gates, and is further complemented by an integral single garage featuring an electric up-and-over door, power, lighting, rear access, and a side window.

To the front, the property enjoys excellent kerb appeal with manicured planted borders, solid brick built boundary walls, and attractive wrought iron railings, creating a secure and enclosed frontage. A recessed entrance porch and twin cast iron gates provide access via pathways to the rear garden. The accommodation briefly comprises a welcoming entrance hall with access to a useful under stairs storage cupboard, downstairs WC, modern fitted kitchen diner with built in pantry cupboard, and a spacious living room featuring a bay window and attractive fireplace. To the first floor, the landing provides access to three well proportioned bedrooms and a contemporary four piece family bathroom suite. The principal bedroom benefits from a range of fitted wardrobes spanning one wall, providing an abundance of storage. A further storage cupboard is located off the landing and houses fitted shelving. Externally, the rear of the property boasts a particularly attractive and larger than average enclosed garden. The garden is beautifully maintained with established planted borders to all sides and features an Indian stone paved patio area, ideal for outdoor dining and entertaining. The space is fully enclosed by timber fencing and brick built walls, and further benefits from an external water supply and outside lighting.

Ideally positioned close to a range of highly regarded local schools, amenities, and the centre of Ossett, the property also offers excellent access to the M1 motorway network, making it perfect for commuters travelling further afield. Regular bus routes provide convenient connections to Wakefield city centre and surrounding areas.

Only a full internal inspection will reveal the quality, space, and versatility this impressive family home has to offer. Early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
A composite entrance door with two matching frosted side panel windows leads into the welcoming entrance hall. The hall benefits from laminate flooring, a central heating radiator, and a staircase with handrail rising to the first floor landing. Four doors provide access to the under stairs storage cupboard, downstairs WC, kitchen diner, and living room.

LIVING ROOM
16'1" x 13'1" (max) x 11'11" (min) (4.92m x 4.0m (max) x 3.64m (min))
A spacious reception room featuring a curved walk in bay window with UPVC double glazed windows overlooking the front elevation. There is a curved central heating radiator beneath the bay window, a gas fire set within a marble hearth and matching surround, and coving to the ceiling.

DOWNSTAIRS W.C.
The downstairs WC comprises a low-flush WC with concealed cistern, laminate flooring, and ceiling light point.

KITCHEN DINER
9'1" x 24'6" (2.79m x 7.47m)
Fitted with a comprehensive range of wall and base units incorporating laminate work surfaces and splashbacks. There is a 1 1/2 bowl stainless steel sink with swan neck mixer tap, plumbing for a washing machine, breakfast bar, plinth lighting, display cabinets, and space for a large freestanding fridge freezer. The room also benefits from a range cooker with five ring gas hob, glass splashback and cooker hood above, two contemporary radiators, an electric fireplace, two wall lights, and two UPVC double glazed windows enjoying views over the rear garden. A composite stable door provides access to the side elevation, while an internal door leads to a useful pantry cupboard fitted with shelving.

FIRST FLOOR LANDING
The first floor landing has a UPVC double glazed frosted window to the side elevation, loft access, and doors leading to three bedrooms, the house bathroom, and a useful storage cupboard located over the bulkhead of the stairs with fitted shelving.

BEDROOM ONE
16'2" x 9'0" x 13'1" (min) (4.94m x 2.75m x 4.0m (min))
A generous principal bedroom featuring a curved bay window to the front elevation with central heating radiator beneath, a further radiator, and a range of fitted wardrobes providing excellent storage.

BEDROOM TWO
10'10" x 13'1" (3.32m x 4.01m)
Having a UPVC double glazed window overlooking the rear elevation, central heating radiator, decorative ceiling rose, and a useful built in storage cupboard with shelving.

BEDROOM THREE
8'8" x 7'1" (2.65m x 2.17m)
Featuring a UPVC double glazed window to the front elevation, central heating radiator, and decorative ceiling rose.

HOUSE BATHROOM
6'11" x 8'11" (2.13m x 2.73m)
Comprising a modern four piece suite including a walk in shower cubicle with glazed shower screens, rainfall shower head and separate shower attachment, pedestal wash hand basin set within a vanity unit with chrome waterfall mixer tap, panelled bath with chrome waterfall mixer tap, and low flush WC. The room benefits from fully tiled walls and flooring, chrome heated towel radiator, extractor fan, inset ceiling spotlights, and two UPVC double glazed frosted windows to the rear and side elevations.

OUTSIDE
Externally, the property is approached through double cast iron gates opening onto a substantial block paved driveway providing ample off road parking and leading to the integral single garage. The garage benefits from an electric up-and-over door, power, lighting, external sensor lighting, and a UPVC double glazed frosted side window. The front garden is predominantly laid to lawn with beautifully maintained planted borders and is enclosed by attractive boundary walls and railings. A recessed entrance porch benefits from twin up-and-down lights, while pathways to either side of the property provide gated access to the rear garden. A metal rear door from the garage leads to a sheltered side porch area where the composite side entrance door is located. A further timber door provides access to a useful store room. To the rear is a particularly attractive and larger-than-average enclosed garden, featuring manicured planted borders, an Indian stone paved patio ideal for outdoor dining and entertaining, decorative pebble beds, and established boundary planting. The garden is enclosed by timber fencing and brick built walls, providing a good degree of privacy, and further benefits from an external water supply and outside lighting.

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.