



WAKEFIELD  
01924 291 294

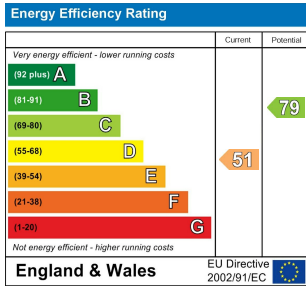
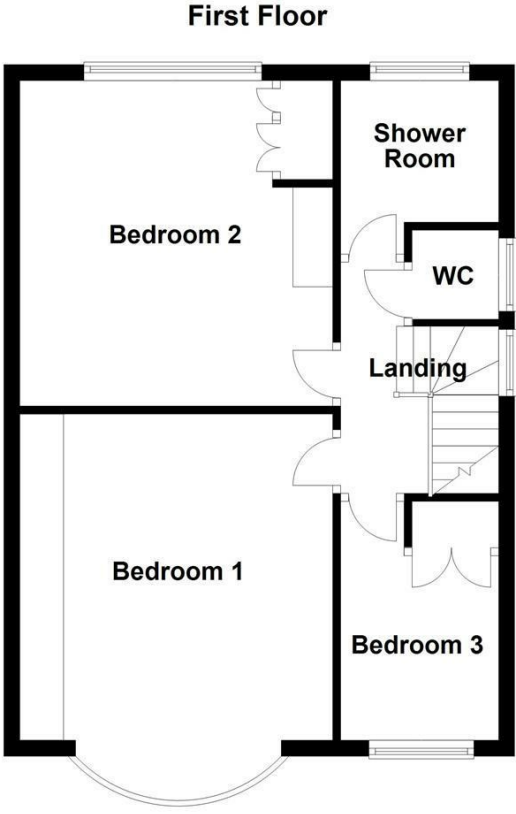
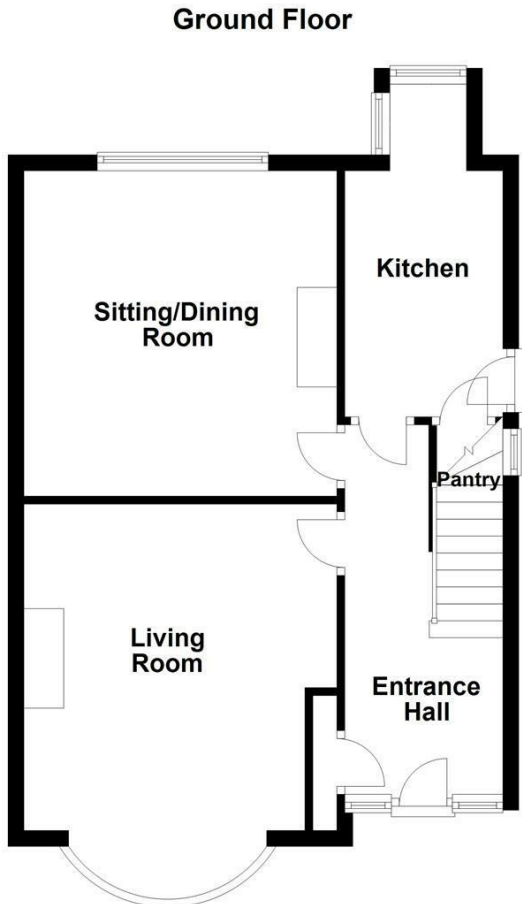
OSSETT  
01924 266 555

HORBURY  
01924 260 022

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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** [www.mortgagesolutionsofwakefield.co.uk](http://www.mortgagesolutionsofwakefield.co.uk)  
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 339572,  
Pontefract & Castleford office 01977 798844 or 07776458351,  
Ossett & Horbury offices 01924 266555  
and Normanton office 01924 899870.  
Alternatively email [vince@mortgagesolutionsofwakefield.co.uk](mailto:vince@mortgagesolutionsofwakefield.co.uk) or [chris@mortgagesolutionsofwakefield.co.uk](mailto:chris@mortgagesolutionsofwakefield.co.uk)

\*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.



**23 Queens Drive, Ossett, WF5 0ND**  
**For Sale Freehold £279,950**

Located in a prime position on Queens Drive is this semi detached house, which benefits from three good sized bedrooms, shower room, two large reception rooms, large rear garden, ample off road parking via driveway and attached garage, no chain involved, UPVC double glazing and electric heating.

The accommodation fully comprises entrance hall, living room, dining/sitting room, kitchen, first floor landing, shower room, separate w.c. and three bedrooms. Outside there is a patterned concrete driveway at the front providing ample parking and leading to the attached garage, whilst to the rear there is a good size enclosed rear garden.

Within walking distance to the local amenities and schools located nearby with local bus routes travel to and from Wakefield city centre and Ossett town centre. The M1 motorway is only a short distance away ideal for the commuter looking to travel further afield. Only a full internal inspection will reveal all that is on offer at this quality home and an early viewing to fully appreciate.



## ACCOMMODATION

### ENTRANCE HALL

UPVC front entrance door leads into the entrance hall frosted panels surrounding. Coving to the ceiling, picture rail, staircase leading to the first floor landing, electric storage heater, doors to cloakroom, living room, sitting/dining room and kitchen to the rear.

### LIVING ROOM

13'4" x 12'11" max x 11'7" min [4.08m x 3.94m max x 3.55m min ]  
Coving to the ceiling, electric fire on a marble hearth with matching interior and wooden decorative surround. UPVC double glazed bay window to the front, electric storage heater.



### DINING/SITTING ROOM

12'10" x 13'5" [3.93m x 4.09m]  
Chrome electric fire on a marble hearth with matching interior and surround, UPVC double glazed window to the rear, electric storage heater.



### KITCHEN

6'4" x 13'0" max x 10'0" min [1.94m x 3.97m max x 3.05m min ]  
A range of wall and base units with laminate work surface over, tiled splashback, stainless steel sink and drainer with mixer tap, plumbing and drainage for a washing machine, space for freestanding oven and grill, space for an under counter fridge, electric storage heater, stripped lighting, two UPVC double glazed windows to the rear and UPVC door leading out to the side. Door into built in pantry cupboard, which has fixed shelving, single glazed frosted window to the side.



### FIRST FLOOR LANDING

UPVC double glazed frosted window to the side, doors leading to the bedrooms, shower room and w.c. Loft access.

### SHOWER ROOM

6'3" x 7'1" max x 5'10" min [1.93m x 2.17m max x 1.79m min ]  
Large ceramic wash basin with chrome mixer tap set into high gloss vanity cupboards, fully tiled shower cubicle with double doors and electric shower, part tiled walls, wall mounted extractor fan, electric storage heater. UPVC double glazed frosted window to the rear, built in vanity mirror with down lights.



### W.C.

3'4" x 3'8" [1.03m x 1.12m]  
Low flush w.c., part tiled walls, UPVC double glazed frosted window to the side.

### BEDROOM ONE

10'4" to fitted wardrobes x 16'5" max x 13'5" min [3.16m to fitted wardrobes x 5.01m max x 4.11m min ]  
Curved bay UPVC double glazed window to the front electric storage heater, a range of fitted wardrobes to one wall.



### BEDROOM TWO

12'11" x 13'5" [3.95m x 4.10m]  
Electric storage heater, UPVC double glazed window to the rear, fitted wardrobes to one wall, coving to the ceiling.

### BEDROOM THREE

6'6" x 10'1" max x 8'5" min to wardrobes [1.99m x 3.08m max x 2.57m min to wardrobes]  
UPVC double glazed window to the front, electric storage heater, built in double wardrobes over bulkhead.

### OUTSIDE

To the front there is a double cast iron gate providing access onto a concrete patterned driveway. Attractive lawned garden with planted borders, solid brick walls with Yorkshire stone tops. The driveway leads to a single attached garage with electric up and over door to the front, light, UPVC double glazed window and door to the rear, timber door into store room. The rear has a larger than average garden with concrete seating area, timber door into store room, patio area, attractive lawn with planted borders, timber panelled fenced surrounds.



### COUNCIL TAX BAND

The council tax band for this property is C.

### EPC RATING

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

### 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.

### VIEWINGS

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