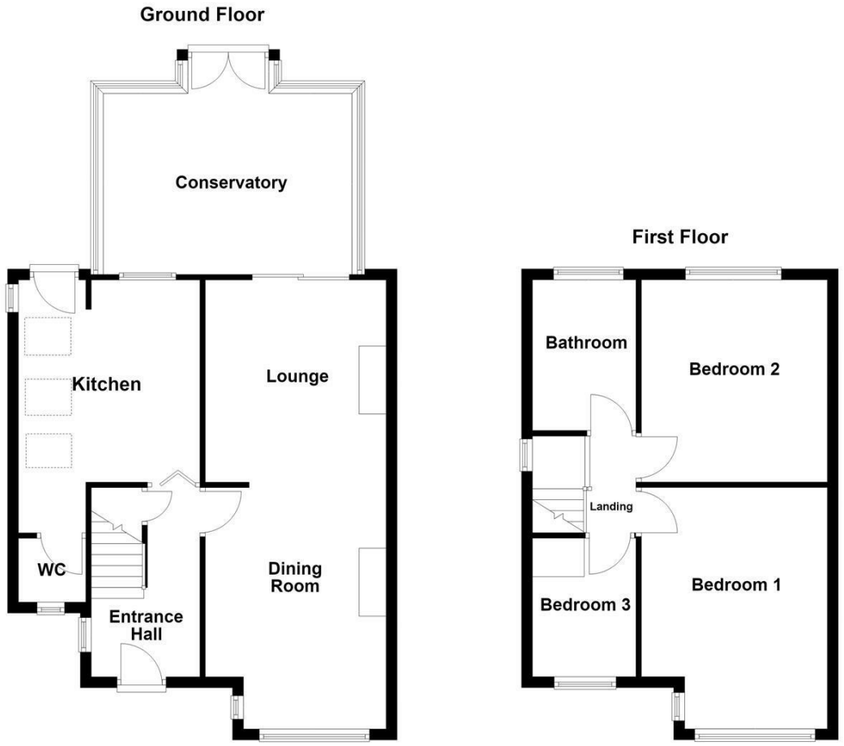
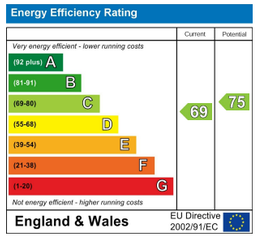




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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42 Queens Drive, Ossett, WF5 0ND

For Sale Freehold Offers Around £365,000

Situated on the well known Queens Drive in the sought after town of Ossett is this superbly presented three bedroom semi detached family home. Offering well proportioned accommodation throughout, including generous reception space further enhanced by a delightful conservatory extension, landscaped gardens and ample off road parking, this attractive property is certainly not one to be missed.

The accommodation briefly comprises an entrance hall with staircase providing access to the first floor, useful understairs storage and doors leading through to the kitchen and dining room. The kitchen provides access to the rear of the property as well as the downstairs W.C., while the dining room opens through into the lounge. From the lounge there is access into the conservatory, which in turn opens directly onto the rear garden. To the first floor, the landing provides access to three bedrooms and the house bathroom. Loft access is also available via a pull down ladder, with the loft being fully boarded and benefitting from Velux style roof windows, providing useful additional storage space. Externally, to the front is an attractive garden incorporating pebbled borders with a variety of mature shrubs and planting. A block paved driveway provides off road parking for two vehicles, with composite double gates providing further access and enclosure. To the rear is a well maintained lawned garden with raised pebbled and planted borders, together with a stone paved patio area and timber canopy, creating an ideal setting for outdoor dining and entertaining. The garden also provides access to a garage with up and over door and a timber built garden shed. Timber fencing provides enclosure, making the garden ideal for both children and pets.

Ossett is a popular and convenient location for a wide range of buyers, particularly growing families. A variety of shops, schools and everyday amenities can be found within easy reach, including those available in Ossett town centre. Regular bus services operate nearby, while Wakefield city centre offers two railway stations with connections to Leeds, Manchester and London.

Only a full internal inspection will truly reveal everything this beautifully presented home has to offer. An early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL
11'5" x 6'6" (max) x 3'2" (min) (3.48m x 2.0m (max) x 0.97m (min))
Composite front entrance door with frosted and stained glass panel leading into the entrance hall. Coving to the ceiling, central heating radiator, real oak wooden flooring and UPVC double glazed window overlooking the side elevation. Staircase providing access to the first floor landing, useful understairs storage area with lighting and doors leading through to the kitchen and dining room. The hallway and stairs have been redecorated and recarpeted in 2025, with LED lighting and a Nest thermostat. The downstairs hallway also benefits from a replacement double radiator fitted in 2026.

KITCHEN
11'8" x 15'3" (max) x 9'10" (min) (3.57m x 4.65m (max) x 3.01m (min))
Fitted with an extensive range of modern wall and base units incorporating pull-out storage, pan drawers, up-and-over cabinet doors and swing-out shelving to the corner units. Resin work surfaces incorporate a stainless steel sink and separate smaller sink with chrome mixer tap. Bosch five ring gas hob, Hoover double oven, integrated dishwasher, American style fridge freezer and space for a washing machine. The kitchen also benefits from pull-up electric power points, LED remote controlled lighting above and beneath the units, shelving suitable for books or kitchen storage and three Velux style roof lights. Column radiator, pull down tv/dvd player, UPVC rear entrance door providing access to the garden, together with vinyl flooring and additional lighting.

DOWNSTAIRS W.C.
3'11" x 4'7" (1.20m x 1.42m)
Fitted with a low flush W.C. and pedestal wash basin with mixer tap and tiled splashback. Frosted UPVC double glazed window overlooking the front elevation and central heating radiator.

DINING ROOM
14'1" x 10'11" (max) x 8'10" (min) (4.30m x 3.33m (max) x 2.70m (min))
Two UPVC double glazed windows overlooking the front and side elevations, central heating radiator, coving to the ceiling and dado rail. Opening through into the lounge.



LOUNGE
12'5" x 10'9" (max) x 9'4" (min) (3.80m x 3.30m (max) x 2.85m (min))
Fully carpeted with coving to the ceiling and decorative plaster relief ceiling detail. Central heating radiator and feature remote controlled gas fire. Patio doors provide access through into the conservatory.



CONSERVATORY
15'3" x 12'3" (max) x 10'11" (min) (4.65m x 3.75m (max) x 3.35m (min))
UPVC framed conservatory with double glazed windows and UPVC double doors opening directly onto the rear garden. The ceiling has been professionally insulated to allow for year-round use, while the room also benefits from tiled flooring with underfloor heating, thermostat control and a column style radiator.

FIRST FLOOR LANDING
6'7" x 6'6" (max) x 2'9" (min) (2.02m x 2.0m (max) x 0.85m (min))
UPVC double glazed window overlooking the side elevation, coving to the ceiling and doors providing access to three bedrooms and the house bathroom. Loft access is provided via a pull-down ladder.

LOFT ROOM
14'0" x 12'0" (4.27m x 3.66m)
Fully insulated and boarded loft space with power and lighting, Velux style roof light and pull-down loft ladder. The loft houses the solar hot water system and Vaillant system boiler, understood to be approximately nine years old, with new parts fitted and servicing carried out last year. The radiators were also flushed approximately two years ago.

BEDROOM ONE
14'2" x 10'11" (max) x 8'10" (min) (4.32m x 3.33m (max) x 2.70m (min))
Two UPVC double glazed windows overlooking the front and side elevations, coving to the ceiling and double central heating radiator fitted in 2026. A comprehensive range of fitted wardrobes with wood backs and LED lighting above provides excellent storage, together with matching bedside cabinets. The room also benefits from a fitted television and Freeview system and a blackout blind.



BEDROOM TWO
12'5" x 10'11" (max) x 9'8" (min) (3.80m x 3.33m (max) x 2.95m (min))
UPVC double glazed window overlooking the rear elevation, replaced in 2026, together with a double central heating radiator also fitted in 2026. A range of fitted wardrobes with LED lighting above provides useful storage. The room also houses controls associated with the system boiler and Nest system, together with solar hot water pipework and power shower pump. Remote controlled ceiling fan and light.



BEDROOM THREE
6'7" x 7'9" (max) x 5'8" (min) (2.01m x 2.38m (max) x 1.75m (min))
UPVC double glazed window overlooking the front elevation, central heating radiator and coving to the ceiling. Slight bulkhead and fitted storage units.

BATHROOM
6'6" x 9'0" (2.0m x 2.75m)
Fitted with a high quality suite incorporating a deep panelled bath with hand rails, low flush W.C., wash basin with single mixer tap and useful storage cupboard beneath, together with a power steam shower incorporating a radio. Italian marble floor tiles with underfloor heating, chrome heated towel radiator, fully tiled walls with chrome detailing and black and grey feature tiles. UPVC ceiling with inset LED lighting, external extractor fan, electric shaver point, mirror positioned above the wash basin and a large decorative frosted window with grey blind.



OUTSIDE
To the front is an attractive landscaped garden incorporating raised pebbled and planted borders with a variety of mature shrubs and flowers. Low level walls, composite fencing and cast iron double gates provide enclosure and access onto a block paved driveway providing off road parking for two vehicles. The driveway leads to the front entrance and provides access to the side of the property. The property also benefits from cavity wall insulation and CCTV. The beautifully landscaped rear garden extends to approximately 35 metres and incorporates mature trees, including palm, plum and pear trees, together with lawned areas and established flower beds. Indian stone patio areas and pathways provide a choice of outdoor seating and entertaining spaces, with a further Indian stone patio accommodating a timber roofed gazebo measuring approximately 4m x 3m. The gazebo benefits from power, lighting and remote controlled heating, with two water butts positioned to the rear. There is also a single garage with extensive shelving, power, lighting and a new consumer unit, together with a timber garden hut benefitting from power and lighting and a further water butt. A glass greenhouse and compost bin are also included. All external electrical wiring is armoured.



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.