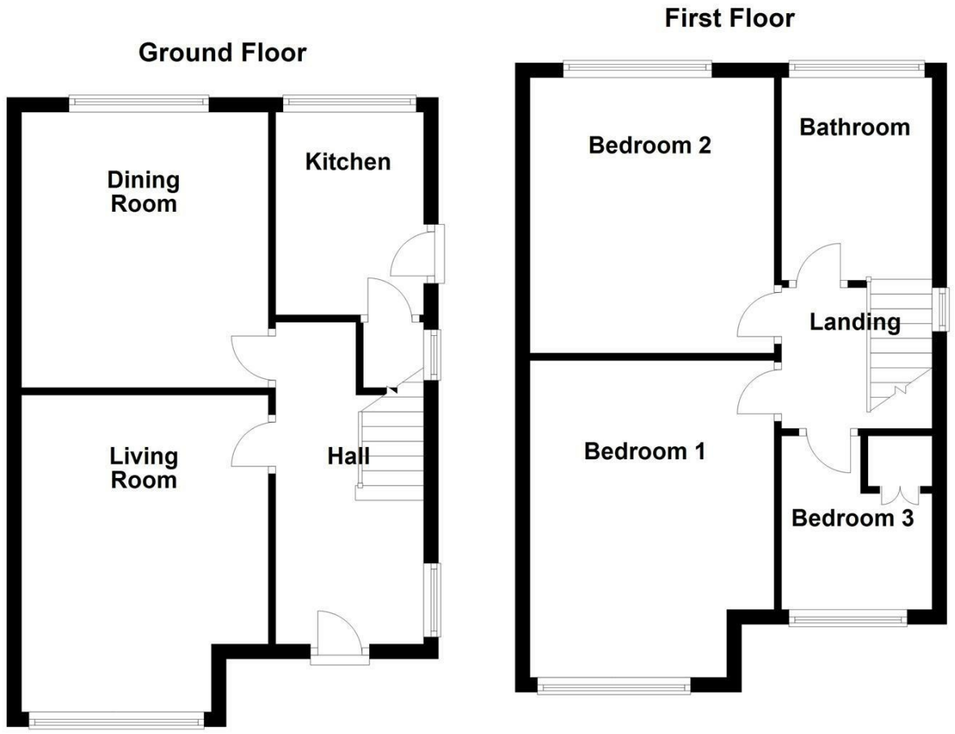

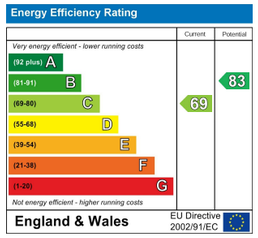

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

40 Queens Drive, Ossett, WF5 0ND

For Sale Freehold £240,000

Situated in Queens Drive in Ossett is this three bedroom semi detached property benefiting from ample driveway parking and good size rear garden.

The accommodation briefly comprises entrance hall, living room, dining room, kitchen, first floor landing, three bedrooms and bathroom/w.c. Externally the property has its owns driveway parking to the side with detached garage. A good size rear garden with patio seating and low maintenance garden to the front.

Ideally located for Ossett town centre and the motorway network, this property is bursting with potential and could make a fantastic home in a great location. A viewing is highly recommend.

ACCOMMODATION

ENTRANCE HALLWAY
Front UPVC door, UPVC double glazed frosted window to the side elevation, central heating radiator, staircase to the first floor landing, access to the living room, dining room and kitchen.

LIVING ROOM
14'0" x 7'8" (4.29m x 2.35m)
UPVC double glazed window to the front elevation, two central heating radiators, feature gas fireplace within a wood surround.

DINING ROOM
12'3" x 11'1" (3.75m x 3.38m)
UPVC double glazed window to the rear, central heating radiator, gas fireplace.

KITCHEN
8'11" x 6'6" (2.74m x 2.00m)
UPVC double glazed window to the rear, central heating radiator, fitted kitchen with wall and base units for storage with laminate worktops, space for a fridge freezer, space for a washing machine and a space for a cooker. Built in storage pantry under the stairs. Stainless steel sink and drainer unit, UPVC door to the side.

FIRST FLOOR LANDING
Frosted UPVC double glazed window to the side, access to three bedrooms and family bathroom/w.c.

BEDROOM ONE
10'10" max x 14'2" (3.31m max x 4.33m)
UPVC double glazed window to the front elevation, central heating radiator. Fitted storage unit.

BEDROOM TWO
12'5" x 10'10" (3.79m x 3.31m)
UPVC double glazed window to the rear elevation, central heating radiator, built in storage cupboards to one wall.

BEDROOM THREE
7'8" x 6'6" (2.36m x 1.99m)
UPVC double glazed window to the front, central heating radiator, an array of built in storage over stairs bulkhead.

BATHROOM/W.C.
6'6" x 9'1" (1.99m x 2.77m)
Frosted UPVC double glazed window to the rear elevation. Wall mounted electric shower over, wash hand basin, w.c., central heating radiator, partially tiled walls.

OUTSIDE
To the front of the property there is a lawned garden with bush and shrub border, driveway parking at the side with ample space for two-three cars. To the rear of the property there is garage with up and over door for storage. The rear has a lawn with bush and shrubbery border, patio area with space for a greenhouse.

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.