Richard Kendall Estate Agent

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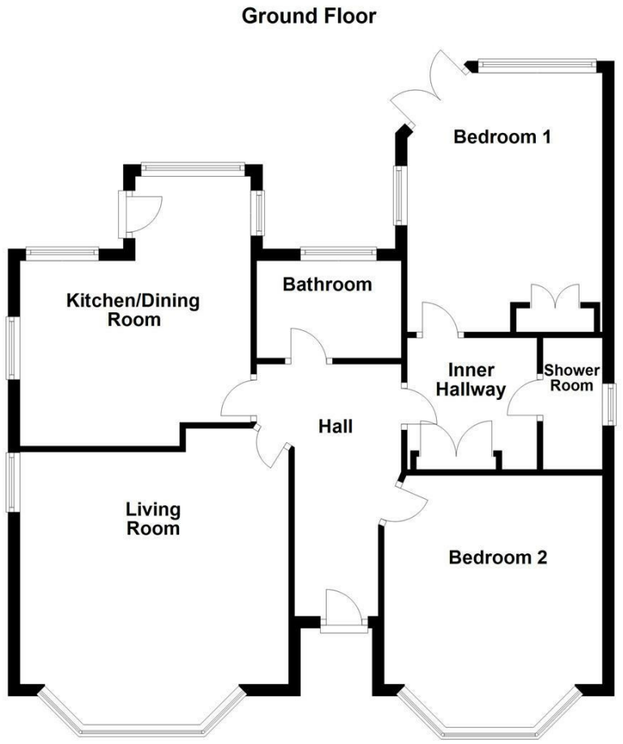
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



11 Queens Drive, Ossett, WF5 0ND

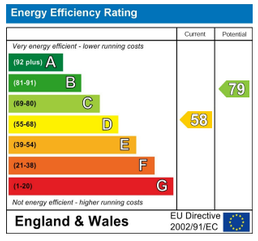
For Sale Freehold £390,000

Situated in the popular Queens Drive in Ossett is this well presented detached bungalow benefitting from driveway parking, detached garage and stunning front and rear gardens.

The property briefly comprises of entrance hall, living room, kitchen/diner, two double bedroom with main bedroom benefitting from shower room and family bathroom/w.c. Externally to the front is an easy to maintain lawn with driveway parking to the side of the property leading to the detached garage with stunning rear gardens.

The property is ideally located for all local shops and amenities including local schools and Ossetts town centre including its twice weekly market. The M1 motorway network is only a short drive away, perfect for those looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



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.

ACCOMMODATION

ENTRANCE HALL
Central heating radiator, access to two bedrooms, kitchen, living room and family bathroom.

LIVING ROOM
16'6" x 13'1" (5.03m x 4.0m)
UPVC double glazed bay window to the front elevation and further window to the side elevation, two central heating radiators and feature electric fire with oak surround.

DINING KITCHEN
14'6" x 12'4" (4.42m x 3.76m)
Modern fitted kitchen with an array of wall and base units for storage, wood effect laminate work tops, 1.5 resin sink with mixer tap and tiled splash back, integrated double oven with electric hob and cooker hood, integrated fridge freezer with space for a washing machine, two central heating radiators and spotlights to the ceiling. UPVC double glazed windows to the rear elevation and UPVC double glazed door to the side elevation.

BEDROOM ONE
14'2" x 10'7" (4.34m x 3.23m)
UPVC double glazed windows to the rear and side elevation, UPVC double glazed French doors leading out to the rear gardens, fitted wardrobes to one side and central heating radiator.

INNER HALLWAY
Built in storage units, central heating radiator and access to the shower room.

SHOWER ROOM/W.C.
7'11" x 3'3" (2.42m x 1.01m)
UPVC double glazed frosted window to the side elevation, walk in shower cubicle with sliding mirrored door and inset shower with overhead attachment, spotlights to the ceiling, wash hand basin with mixer tap and low flush w.c. Chrome style ladder radiator and fully tiled walls.

BEDROOM TWO
14'0" x 11'8" (4.27m x 3.56m)
UPVC double glazed bay window to the front elevation, two central heating radiators, built in drawers to one side and original fireplace with open fire.

BATHROOM/W.C.
8'0" x 5'4" (2.44m x 1.63m)
UPVC double glazed window to the rear elevation, three piece suite comprising hand held shower over the bath, vanity wash hand basin unit and low flush w.c. Black ladder radiator, spotlights to the ceiling and two wall storage units.

OUTSIDE
To the front of the property are easy to maintain lawns with soil, bush and shrubbery border with driveway parking leading to the side of the property with detached garage with Hormann electric up and over door. To the rear there are stunning rear gardens with flagged walkways to one side leading to rear lawns and side flagged patio seating area. Behind the garage is store and a brick built outhouse for storage, corner seating area with feature pond, surrounded by trees and shrubbery.

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.

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

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