

**WAKEFIELD** | **OSSETT** | **HORBURY**  
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**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
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**28 Teall Court, Ossett, WF5 0PF**

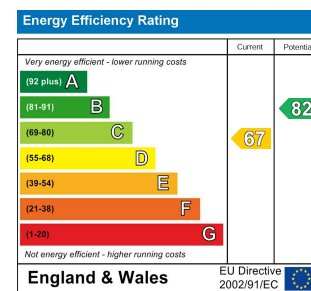
**For Sale Freehold £270,000**

Introducing to the market this spacious three bedroom detached home situated in the sought after town of Ossett boasting UPVC double glazing and gas central heating.

The property briefly comprises of the entrance hall, lounge, open plan kitchen/diner with understairs storage and sun room. The first floor landing leads to three bedrooms and house bathroom. Outside to the front is a double driveway providing off road parking for three vehicles with gated access to the detached garage. To the rear is a tiered patio area, perfect for outdoor dining and entertaining.

The property is within close proximity to local amenities such as shops and schools, as well as motorway links.

Presented to an immaculate standard, this property is ideal for the growing family and a viewing comes highly recommended to appreciate the accommodation on offer.



**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

Composite front entrance door, central heating radiator, stairs to the first floor landing and doors to the lounge.

##### LOUNGE

16'5" x 11'7" [5.00m x 3.53m]

UPVC double glazed bay window to the front elevation, laminate flooring, two central heating radiators and door to the kitchen/diner.



##### KITCHEN/DINER

14'6" x 9'7" [4.44m x 2.93m]

Range of wall and base units with work surface, stainless steel sink and drainer with mixer tap, integrated electric oven with separate induction hob and extractor hood. Space and

plumbing for a washing machine and dishwasher.

Laminate flooring, UPVC double glazed window to the side elevation, radiator, UPVC door and window to the rear and door to understairs storage. Open to the sun room.



##### SUN ROOM

8'7" x 7'1" [2.62m x 2.18m]

Laminate flooring, radiator, central heating radiator and UPVC double glazed windows.



##### FIRST FLOOR LANDING

UPVC double glazed window to the side elevation, loft access and doors to three bedrooms and the bathroom.

##### BATHROOM/W.C.

6'11" x 5'10" [2.11m x 1.78m]

Vanity wash hand basin, low flush w.c., and panelled bath with shower attachment. Chrome ladder style radiator, extractor fan, ceiling cladding with inset spotlights and UPVC double glazed frosted window to the rear elevation.



##### BEDROOM ONE

12'5" x 11'6" [3.79m x 3.53m]

Range of fitted wardrobes, laminate flooring, UPVC double glazed window to the front elevation and central heating radiator.



##### BEDROOM TWO

14'3" x 8'3" [4.36m x 2.54m]

UPVC double glazed window to the rear elevation, central heating radiator, dressing table and fitted wardrobes.



##### BEDROOM THREE

9'5" x 5'9" [2.87m x 1.75m]

Laminate flooring, central heating radiator and UPVC double glazed window to the front elevation.

##### OUTSIDE

There is a block paved driveway for three vehicles and gated side entrance leading to the detached single garage. To the rear is a low maintenance tiered paved patio garden, perfect for outdoor dining and entertaining.



##### 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.

##### 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.