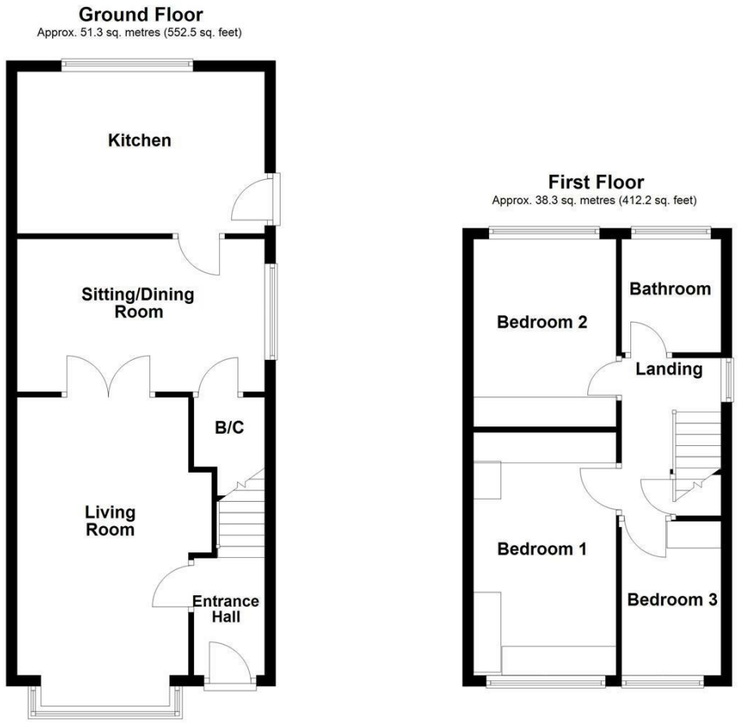


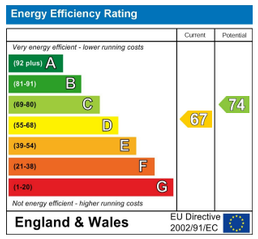
Total area: approx. 89.6 sq. metres (964.7 sq. feet)

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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9 Teall Court, Ossett, WF5 0PG

For Sale Freehold Offers In The Region Of £259,000

A fantastic opportunity to purchase this extended three bedroom detached family home, benefiting from ample off road parking and a beautifully landscaped rear garden.

The property is accessed via an entrance hall, leading into a spacious living room featuring a fireplace and double timber doors opening into the sitting/dining room. From here there is access to the understairs storage cupboard/boiler cupboard, together with a door leading through to the kitchen diner at the rear. To the first floor landing are three well proportioned bedrooms and a three-piece family bathroom serving the accommodation. There is also a useful storage cupboard over the bulkhead of the stairs. Bedrooms one, two, and three all benefit from fitted wardrobes. Externally, to the front of the property is an attractive lawned garden with manicured planted borders, a pebbled parking space, and a central paved pathway leading to the covered entrance porch. A tarmac driveway to the side provides off road parking for several vehicles and leads to a timber gate giving access to the enclosed rear garden. The landscaped rear garden features an Indian stone paved patio area, central paved pathway, low maintenance pebbled and woodchip borders, raised planted beds to two sides, and timber fencing enclosing the boundaries.

The property is situated within the sought-after village of Ossett, close to local amenities and well regarded schools. There are regular bus routes to and from Wakefield city centre, with the M1 motorway motorway network only a short distance away, making it ideal for commuters. The village also benefits from its popular twice-weekly market, held every Tuesday and Friday.

An internal viewing is highly recommended to fully appreciate the quality, space, and convenient location of this excellent family home.



ACCOMMODATION

ENTRANCE HALL

A composite front entrance door leads into the entrance hall, which has laminate flooring, a central heating radiator, coving to the ceiling, and a staircase leading to the first floor landing. A door provides access into the living room.

LIVING ROOM

16'8" x 11'10" (max) x 10'5" (min) (5.10m x 3.61m (max) x 3.18m (min))

Having a boxed bay window with UPVC double glazed windows overlooking the front aspect, laminate flooring, central heating radiator, and coving to the ceiling. There is a gas fire set upon a marble hearth with matching inset and wooden decorative surround. Double timber doors lead into the sitting/dining room.



SITTING/DINING ROOM

9'1" x 14'9" (2.77m x 4.52m)

With coving to the ceiling, laminate flooring, central heating radiator, and a UPVC double glazed window to the side aspect. A door leads into the boiler cupboard/understairs storage cupboard, which has lighting, and a further door leads into the rear kitchen extension.



KITCHEN

9'8" x 14'9" (2.97m x 4.51m)

Fitted with a range of wall and base units incorporating laminate work surfaces with tiled splashbacks above. There is a 1½ bowl stainless steel sink and drainer with mixer tap, plumbing and drainage for a washing machine beneath the counter, space for a freestanding oven and grill, and space for a large freestanding fridge freezer. Additional features include a central heating radiator, composite side entrance door, inset spotlights to the ceiling, and a UPVC double glazed window overlooking the rear aspect.

FIRST FLOOR LANDING

The first floor landing has a UPVC double glazed window overlooking the side elevation, coving to the ceiling, loft access, and five doors providing access to the three bedrooms, house bathroom, and storage cupboard over the bulkhead of the stairs.

BEDROOM ONE

8'6" x 12'11" (2.61m x 3.95m)

Having a UPVC double glazed window overlooking the front elevation, partial dado rail, two wall lights, coving to the ceiling, laminate flooring, and central heating radiator. Fitted furniture includes wardrobes, bedside cabinets, a dressing table with drawers, and a built-in seat.



BEDROOM TWO

8'6" x 9'3" (2.60m x 2.84m)

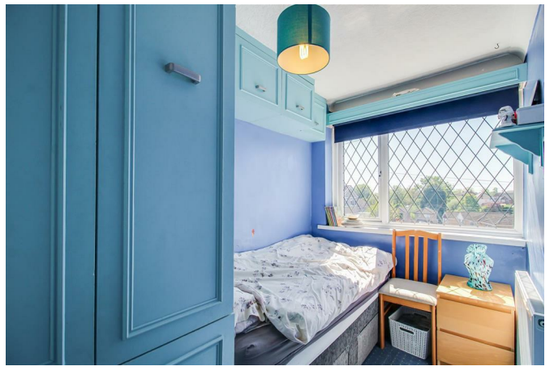
With a UPVC double glazed window overlooking the rear elevation, central heating radiator, coving to the ceiling, and a range of fitted wardrobes with fitted drawers to one wall.



BEDROOM THREE

9'8" x 6'0" (2.97m x 1.83m)

Having a fitted double wardrobe with storage cupboards above, a UPVC double glazed window overlooking the front elevation, central heating radiator, and coving to the ceiling.



BATHROOM

6'10" x 5'11" (2.09m x 1.81m)

Comprising a modern three-piece suite with pedestal wash basin having twin taps, low flush WC, and panelled bath with centralised mixer tap, glazed shower screen, and separate mixer shower over. There is a chrome heated towel radiator, fully tiled floor, UPVC double glazed frosted window to the rear elevation, and extractor fan to the ceiling.



OUTSIDE

Externally, to the front of the property is a pebbled off road parking space, attractive lawned garden, and manicured planted borders. A tarmac driveway runs down the side of the property, providing off road parking for several vehicles. There is a covered porch with UPVC canopy roof above, external water point to the side, and a timber gate leading into the rear garden. To the rear is an Indian stone paved patio area, ideal for outdoor entertaining and dining, together with a rockery style garden featuring manicured planted borders to two sides, a central paved pathway, low maintenance pebbled inserts, woodchip edging, planted sections, and timber panel fencing enclosing the boundaries.



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.