

56 Queens Drive, Ossett - WF5 0NE

£550,000 Freehold

A substantially extended mature detached home on a large garden plot with four bedrooms, two reception rooms, driveway and garage. Offered with No Chain, sought after location, Viewing Essential.

Outer Entrance Porch leading to...

Reception Hallway

With open staircase, understairs storage, oak flooring, central heating radiator.

Ground Floor Cloakroom

With pedestal wash basin, low flush w/c.

Living Room

12' 6" x 12' 11" (3.80m x 3.93m)

With double glazed bay window, marble fire surround and hearth with multi fuel stove, oak flooring, two wall light points, double panel radiator.

Dining/Family Room

19' 8" x 13' 3" (6.00m x 4.03m)

Having light oak flooring, four central heating radiators. Access to useful utility/pantry room with plumbing for automatic washing machine, opening to...

Extended Breakfast Kitchen

18' 1" x 8' 9" (5.51m x 2.66m)

Comprehensively refitted with a range of high gloss fronted wall and base units, contrasting Corian worktops with colour coordinated sink unit, monobloc tap fitment, a comprehensive range of built in appliances including two ovens, microwave, induction hob with extractor hood over, American style fridge freezer, dishwasher, downlighting to the ceiling, two double glazed Velux roof lights, double glazed window and French doors leading onto the rear garden, rear entrance door.

Stairs lead to First Floor Landing

With built in storage cupboard.

Bedroom to Front

12' 0" x 8' 10" (3.66m x 2.69m)

With double glazed window, single panel radiator.

Bathroom

Furnished with modern white suite with wash hand basin, low flush w/c, panelled bath, separate shower cubicle, tiling to the walls, double glazed window, chrome heated towel rail, two wall light points.

Combined Bathroom

With pedestal wash basin, low flush w/c, paneled bath with shower attachment, tiling to the walls, double glazed window, chrome heated towel rail.

Bedroom to Rear

11' 6" x 13' 3" (3.50m x 4.04m)

With double glazed window, single panel radiator overlooking the rear garden.

Bedroom to Front

13' 0" x 12' 8" (3.96m x 3.86m)

Having picture rail and dado rail, double glazed window, overlooking Queens drive, single panel radiator.

Bedroom/Study to Front

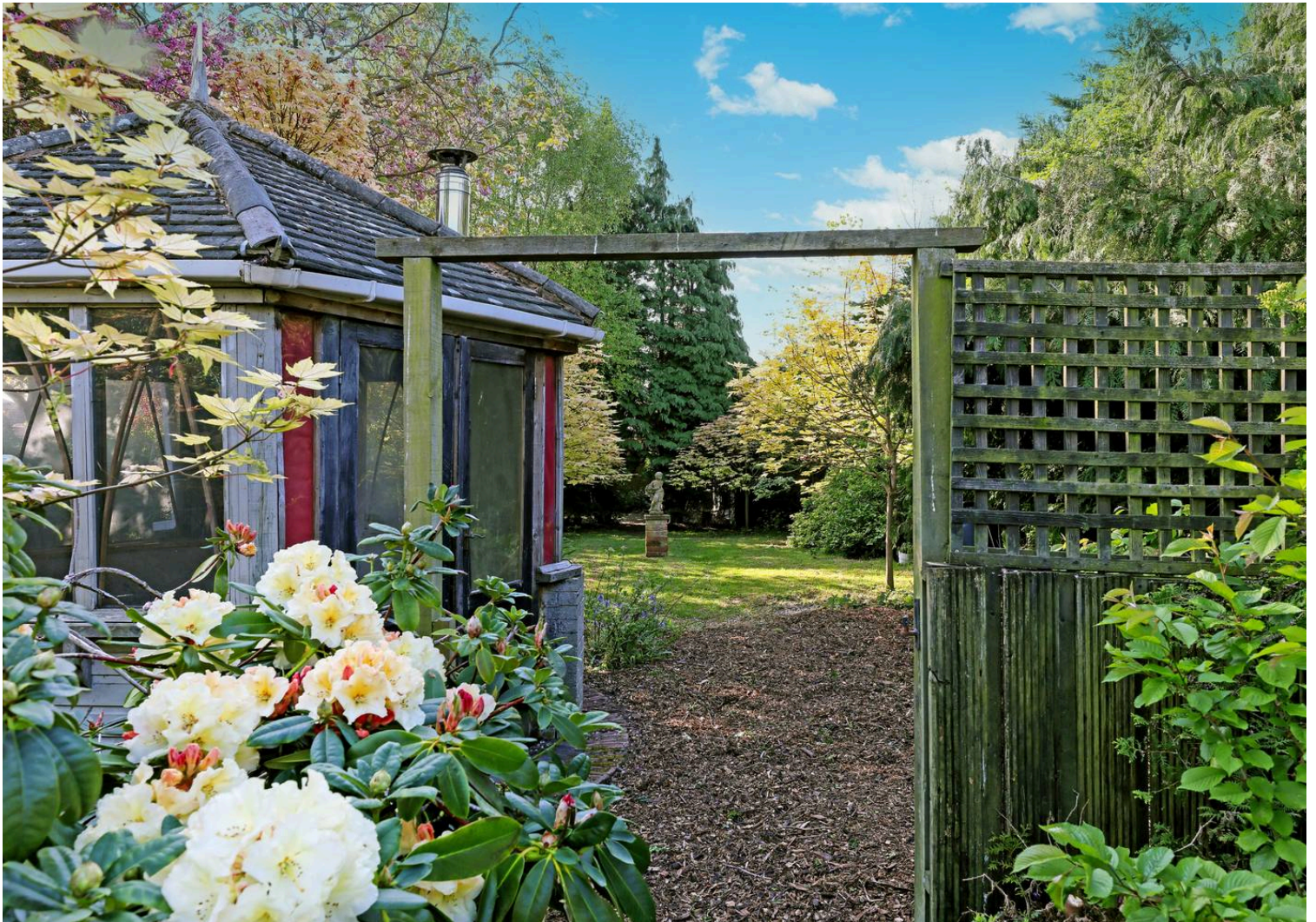
7' 6" x 7' 0" (2.29m x 2.13m)

Having double glazed window, single panel radiator.

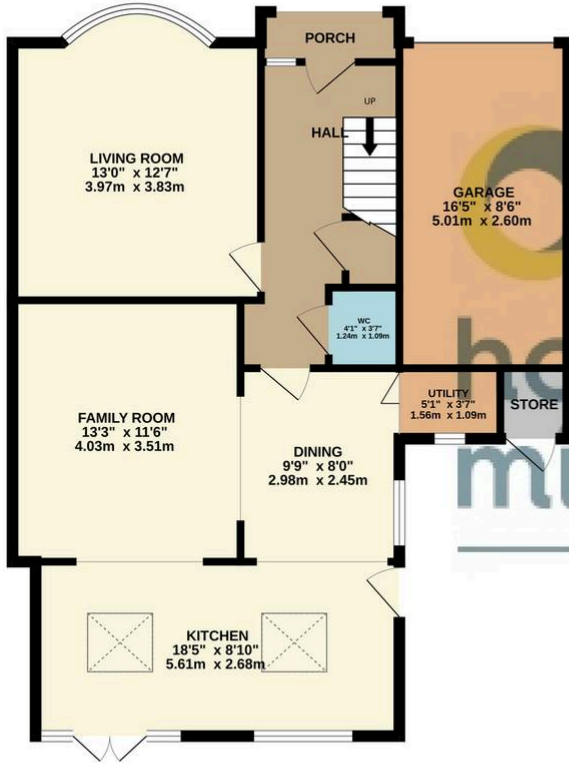
Outside

The property has attractive block paved driveway and turning space to the front with mature hedging, pathway to the side leads to the rear with external access to store to the rear of the garage with combination central heating boiler, to the rear, extensive and large long rear garden with paved patio area leading off from the kitchen area, Buxus hedging and pathway, lawn garden area gives way to timber constructed garden room with log burner, further garden/storage area with mature conifers and garden shed.

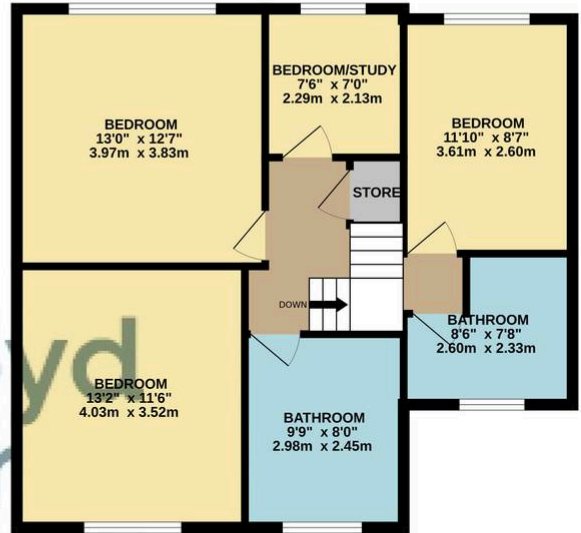




GROUND FLOOR
865 sq.ft. (80.4 sq.m.) approx.



1ST FLOOR
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 1545 sq.ft. (143.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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