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8 Constable Drive, Ossett, WF5 8DH

For Sale Freehold £500,000

Reconfigured into an enviable contemporary layout and refurbished to an unusually high standard, a four bedroom detached family home, set in this desirable area within very easy reach of the town centres facilities.

This beautifully appointed and comfortable family home features gas fired central heating and sealed unit double glazing. Accessed via a welcoming entrance hall with a guest W.C., the property offers a spacious main living room with a feature fireplace and semi circular bay window, alongside a separate dining room. The heart of the home is a stylish open plan living dining kitchen, arranged in a 'U' shape around bespoke units and a matching island. This space includes a seating area with media wall, recessed bar and French doors opening onto the rear garden. A separate utility room completes the ground floor. Upstairs, the principal bedroom boasts a walk through dressing room leading to a luxuriously appointed en suite. Three further generously sized bedrooms are served by a high spec four piece family bathroom. Externally, the property enjoys a neat front garden, with a thoughtfully landscaped rear garden featuring three distinct seating areas. A single garage and driveway provide convenient off street parking.

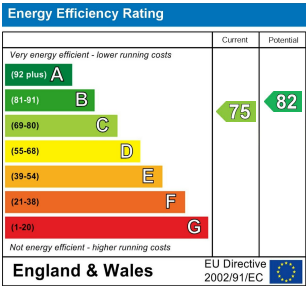
The property is situated in this well regarded residential area within very easy reach of the broad range of shops, schools and recreational facilities offered by the town centre of Ossett. Ossett itself is a highly regarded market town within easy reach of the surrounding business centres as well as the national motorway network.

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,
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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.

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ACCOMMODATION

ENTRANCE HALL

4'11" x 4'3" [1.5m x 1.3m]

Panel front entrance door, window to the side, contemporary style central heating radiator.

DOWNSTAIRS W.C.

5'2" x 4'11" [max] [1.6m x 1.5m [max]]

Frosted window to the side, tiled walls. Fitted to an excellent standard with a two piece white and chrome cloakroom suite comprising of a low suite W.C. with concealed cistern and wall mounted wash basin with cupboards under. Inset LED lighting, contemporary style central heating radiator.

LIVING ROOM

14'5" x 12'5" [4.4m x 3.8m]

Curved bay window to the front, contemporary style central heating radiator and a feature stone fireplace and hearth with a living flame pebble effect gas fire.



DINING ROOM

10'5" x 10'2" [3.2m x 3.1m]

Window to the front, central heating radiator, built in media wall.



LIVING DINING KITCHEN

22'11" x 20'4" [max] + 6'10" x 5'10" [7.0m x 6.2m [max] + 2.1m x 1.8m]

To the sitting area there is a fantastic contemporary style media wall with a built in wood effect electric fire and wide sliding doors taking full advantage of the views over the back garden. In addition there is a tucked away bar area with fitted cupboards and shelves. To the kitchen area there is a striking bespoke range of fitted cupboards with a matching island unit incorporating an induction hob with filter hood over, inset sink unit with mixer tap and instantaneous hot water tap. Integrated oven, integrated combination microwave, warming grill, full height larder style fridge and separate matching freezer, integrated dishwasher, integrated bins and a matching bench seat.

UTILITY ROOM

8'10" x 4'7" [2.7m x 1.4m]

Fitted with a further range of high gloss white fronted wall and base units with contrasting laminate worktops and matching splashbacks, incorporating a further belfast style sink unit, as well as having space and plumbing for a washing machine and space for a tumble dryer. Vertical central heating radiator, external door to the side.

FIRST FLOOR LANDING

Loft access point, central heating radiator, built in linen cupboard. Doors to four bedrooms and the house bathroom.

BEDROOM ONE

12'1" x 10'5" [3.7m x 3.2m]

Circular bay window to the front, central heating radiator.



WALK IN DRESSING ROOM

8'6" x 4'11" [max] [2.6m x 1.5m [max]]

Two sets of full height double fronted fitted wardrobes and a walk through to the en suite.

EN SUITE

6'2" x 6'2" [1.9m x 1.9m]

Frosted window to the side, fully tiled walls and flooring. Fitted to an excellent standard with a three piece white and chrome suite comprising of a corner shower cubicle, twin head shower and glazed screen, wall mounted wash basin with drawers under and low suite W.C.. Electric shaver socket, extractor fan and chrome heated towel rail.



BEDROOM TWO

11'1" x 10'2" + recess [3.4m x 3.1m + recess]

Window to the rear, built in wardrobes, central heating radiator.

BEDROOM THREE

10'9" x 10'5" [3.3m x 3.2m]

Window to the front, two double fronted full height built in wardrobes, central heating radiator.

BEDROOM FOUR

9'10" x 9'6" [3.0m x 2.9m]

Window to the rear, central heating radiator.

HOUSE BATHROOM

7'10" x 6'10" [2.4m x 2.1m]

Frosted window to the side, fully tiled walls and floor. Fitted to an exceptional standard with a four piece white and chrome suite comprising of a panel bath, separate shower cubicle with twin head shower, wall mounted wash basin with drawers under and a low suite W.C.. Chrome ladder style heated towel rail, extractor fan.

OUTSIDE

To the front of the property there is a neat lawned garden with mature established shrub and hedge borders. The garden is continued down the side of the house to the rear where there is a further thoughtfully landscaped garden with a paved patio sitting area immediately outside the French doors and a pathway that leads down to a further sitting area with fitted bench seats. In addition there is a further decked sitting area, all thoughtfully positioned to take full advantage of the sun. To the rear of the garden there is a detached single garage and driveway parking access from the side.



COUNCIL TAX BAND

The council tax band for this property is E.

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.