



## Brook Street, Ossett, West Yorkshire

NO CHAIN | Two large reception rooms | Spacious bathroom | Period property | Investment opportunity | Permit parking for residents | Close to Ossett Town Centre

3 Bed End Terraced House | Asking Price: **£200,000**

Rosedale  
& Jones 

# Brook Street, Ossett, West Yorkshire

## DESCRIPTION

NO CHAIN. This period property, in need of modernisation is full of potential and offers a range of original features.

### Key Features

- NO CHAIN
- Two large reception rooms
- Spacious bathroom
- Period property
- Investment opportunity
- Permit parking for residents
- Close to Ossett Town Centre



## **LOCATION**

Less than a five minute walk from Ossett Town Centre and all of the local amenities that this affords, yet tucked away in a quiet location. The M1 motorway is accessible via a five minute drive and through further links into the M62 and A1 travel routes, commuters couldn't ask for much more. Leeds, Barnsley and Wakefield are all accessible in under thirty minutes.

## **EXTERIOR**

### **Front**

Low maintenance, with on street permit parking for residents. Driveway to the side.

### **Rear**

Also very low maintenance, featuring decorative stone and a stone pathway. There is also a detached garage for storage purposes.

## **INTERIOR - Ground Floor**

### **Entrance Hall**

Space for shoe and coat storage, an additional feature is also some lovely original 'period' tiling.

### **Lounge**

*4.78m x 4.33m*

This large room can accommodate a selection of furniture layouts, as required. Central Heated radiator, Double Glazed windows to the front and rear aspects let in plenty of natural light and the room benefits from a gas fireplace with a wood and marble hearth.

### **Dining Room**

*3.96m x 3.55m*

Another large space, which can accommodate a selection of furniture layouts, as required or support an eight to ten seater dining suite. Central Heated radiator, Double Glazed windows to the front aspect. The room also benefits from a gas fireplace with a wood and original tiled hearth. Note: Cellar access.

### **Kitchen**

*3.96m x 2.29m*

A compact design with a reasonable amount of unit space for storage. Supported appliances include: space for a free-standing electric oven, with four gas 'ring' hobs, a fridge freezer and a washing machine. Other features include: a 1l stainless steel sink and drainer and splashback tiling. Double Glazed UPVC exterior door to the rear aspect and a Central Heated radiator.

## **INTERIOR - First Floor**

### **Landing**

Spacious, with loft access.

### **Bedroom One**

*3.96m x 3.09m*

Large enough for a King-size bed and some associated furniture, as preferred. The room also features an old original fireplace. Central Heated radiator and Double Glazed windows to the front elevation.

### **Bedroom Two**

*4.30m x 2.65m*

Large enough for a King-size bed and associated furniture. Central Heated radiator and Double Glazed windows to the front elevation.

### **Bathroom**

Tiled walls, a wash basin, a jacuzzi bathtub and a large shower cubicle. A spacious room. Storage cupboard. Central Heated towel rack and a 'frosted' Double Glazed window to the rear elevation. Separate W/C: contains a w/c and a 'frosted' Double Glazed window to the side aspect. Note: the bathroom and separate w/c could easily be combined into one room if preferred.

### **Bedroom Three**

*2.91m x 1.98m*

Large enough for a Double bed and some associated furniture, but would be more spacious with a single or three-quarter bed. Ideal as a child's bedroom, a nursery or a home office. Possibly even as a walk-in wardrobe. Central Heated radiator and Double Glazed windows to the rear elevation.

### **Unique Reference Number**

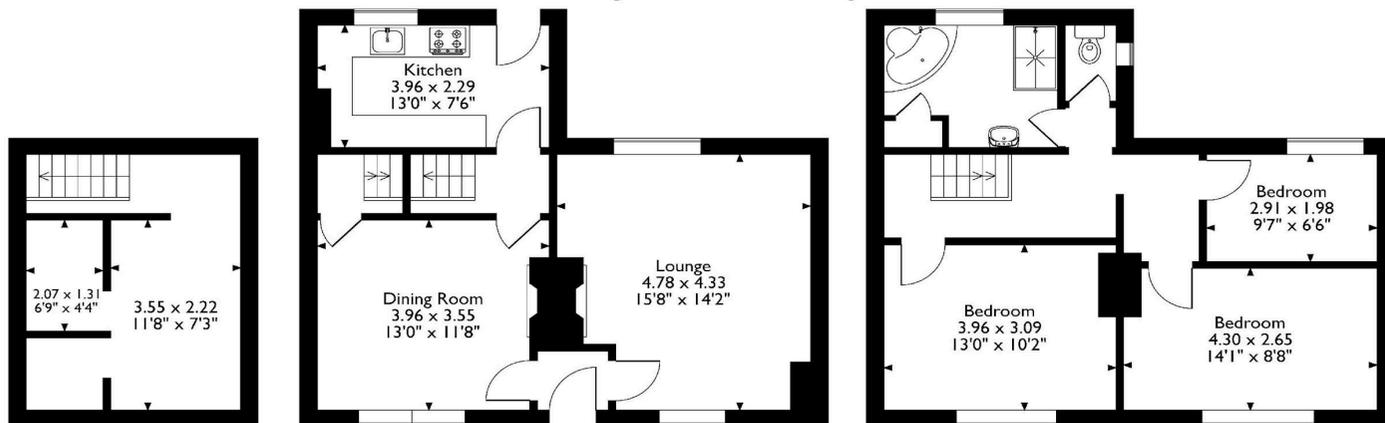
LCLG

### **Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



Brook Street, Ossett  
Approximate Gross Internal Area  
117 Sq M/1259 Sq Ft



Cellar

Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) <b>A</b>                           |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>58</b>               |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England, Scotland &amp; Wales</b>        |  | EU Directive 2002/91/EC |           |

### DISCLAIMER

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