



## 18 Southdale Road, Ossett, WF5 8BA

Prepare to be impressed by this beautifully extended five-bedroom executive home – a true gem where space meets practicality.

Tucked away in one of Ossett's most sought-after neighbourhoods, this spacious detached family home has been finished to an exceptional standard throughout, offering a perfect blend of style, space, and comfort. From the moment you arrive, you'll be struck by the attention to detail and the high-quality finishes that run through every room.

The heart of the home is the stunning south-facing landscaped rear garden – private, enclosed, and bathed in sunlight – ideal for summer gatherings, children's play, or simply unwinding with a glass of wine. Inside, you'll find generously sized living areas, sleek modern bathrooms, five well-appointed bedrooms and an additional living annexe, giving you versatility and making it perfect for growing families or those who love to entertain.

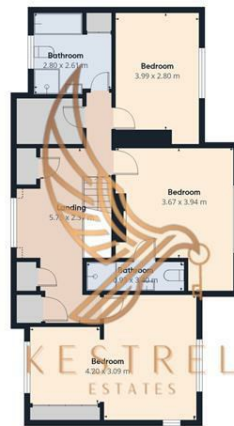
Positioned within easy walking distance of excellent local schools and everyday amenities, this home also offers superb commuter links, with the M1 (Junction 40) just minutes away – putting Leeds, Wakefield, and beyond within easy reach.

**£775,000**

- Five Bedroom Detached Home
- Spacious Open-Plan Living Area on the Ground Floor
- Ground Floor Bedroom with Ensuite and Living Room
- Home Office
- Enclosed Sun Drenched South Facing Garden
- Ground Floor Extension and Living Annexe
- Short Walk to Ossett Town Centre
- Excellent Motorway and Public Transport Links



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
242.4 m<sup>2</sup>

Reduced headroom  
2.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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