



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: £184,995

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

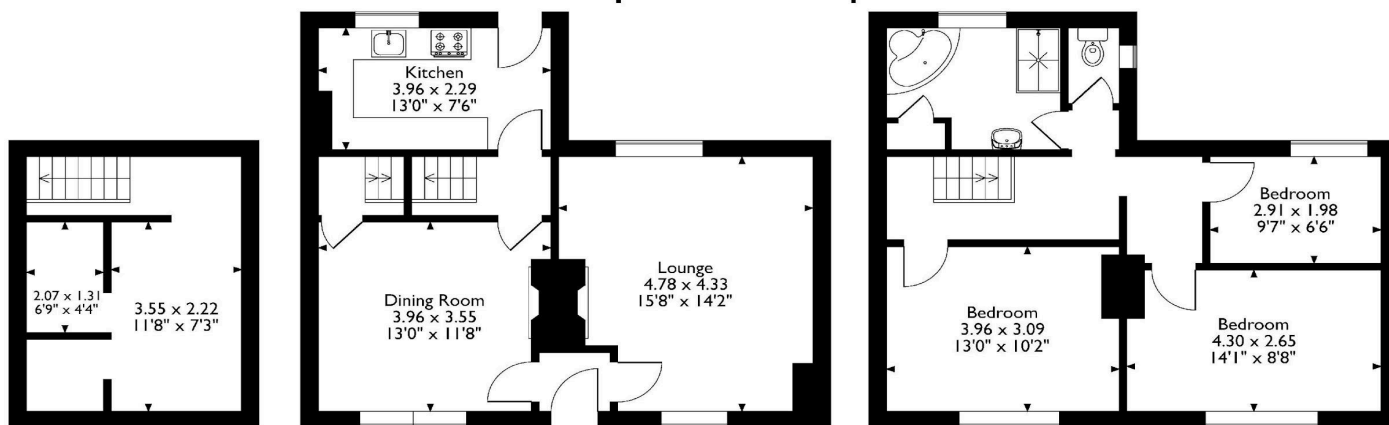
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Disclaimer

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) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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01924 792796

www.rosedaleandjones.co.uk

info@rosedaleandjones.co.uk