



**3 Bed
House - Mid Terrace
located in Ossett**

31 Devon Grove
Ossett
Ossett
WF5 8QY



£190,000

*** OPEN VIEWS *** Wynn & Co Sales and Lettings are delighted to offer for sale this spacious and well presented three bedroom home offering the most amazing of views!

Located in the sought-after area of Ossett, benefitting from excellent local amenities, highly regarded schools, and easy access to transport links for Wakefield, Leeds, and beyond. This location combines peaceful surroundings with convenience.

The accommodation briefly comprises:- entrance hall, cloaks/WC, useful storage, kitchen/breakfast room and spacious open plan living room and diner with patio doors onto the garden patio. Stairs and landing lead to the house bathroom with bath and separate shower cubicle, two double bedrooms and a third single bedroom.

Externally the property has a buffer style front garden and an enclosed, private, lawned rear garden, with sheltered outdoor living and far reaching views.

Entrance Hall

UPVC double glazed front entrance door opens into a hallway with laminate flooring, useful storage cupboards and internal doors to the living room, kitchen and cloaks / WC.

Cloakroom / WC

Housing a low level WC and wash hand basin in white with mosaic effect splashback tiling. Central heating radiator and UPVC double glazed front window with frosted glass.

Kitchen / Breakfast Room

12'5" x 11'2"

Fitted with a range of units to both high and low levels, complimented with roll edge wood effect laminate worktops, splashback tiling and concealed downlights. Inset stainless steel one and a half bowl sink unit with mixer tap, fitted four ring ceramic hob with double electric oven under and stainless steel extractor hood over. Plumbing for washer, plumbing for dishwasher, space for dryer and space for tall free standing fridge freezer. Laminate flooring, spotlights to ceiling along with drop light and UPVC double glazed window to the front aspect.

Living Room & Diner

17'7" x 13'5" max

Spacious open plan room across the rear of the property with space for living and dining areas. Laminate wood flooring, fire surround and hearth, UPVC double glazed rear window and UPVC double glazed sliding patio doors opening onto the sheltered garden patio.

Stairs and Landing

Staircase leads from the dining area to a landing with useful storage cupboard and loft access hatch with pull down loft ladder to part boarded storage.

Bedroom One

12'9" x 10'2" plus recess

Double bedroom with central heating radiator under UPVC double glazed window to the rear aspect.

Bedroom Two

13'2" x 8'7" plus recess

Double bedroom with laminate wood flooring, central heating radiator and UPVC double glazed window to the front aspect.

Bedroom Three

8'7" x 7'1"

Third bedroom with laminate wood flooring, central heating radiator and UPVC double glazed window to the rear aspect.

Bathroom

8'5" x 5'6"

Furnished with a white suite comprising a modern panelled rectangular bath with shower attachment, separate shower cubicle with mains shower, low level WC and pedestal wash hand basin to vanity unit. Tiling to floor and walls with chrome heated towel rail and UPVC double glazed window to the front aspect with frosted glass.



Exterior

Front buffer style garden with mature shrubs for privacy and useful outside store. Private enclosed rear garden which is mainly lawned with a slightly raised sheltered flagged patio offering outdoor living enjoying far reaching views over fields and beyond. There is a also a flagged area to the bottom of the garden which belongs to the property and offers gated rear access.

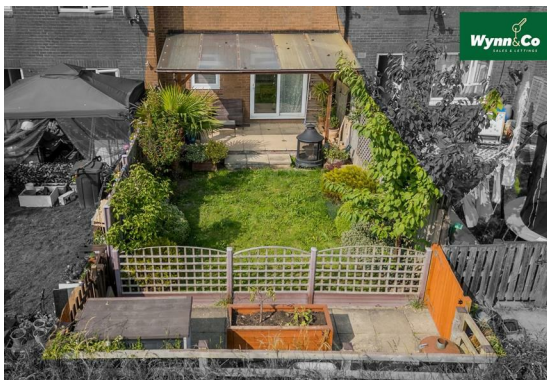
1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage, and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance



only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WYNN SALES AND LETTINGS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



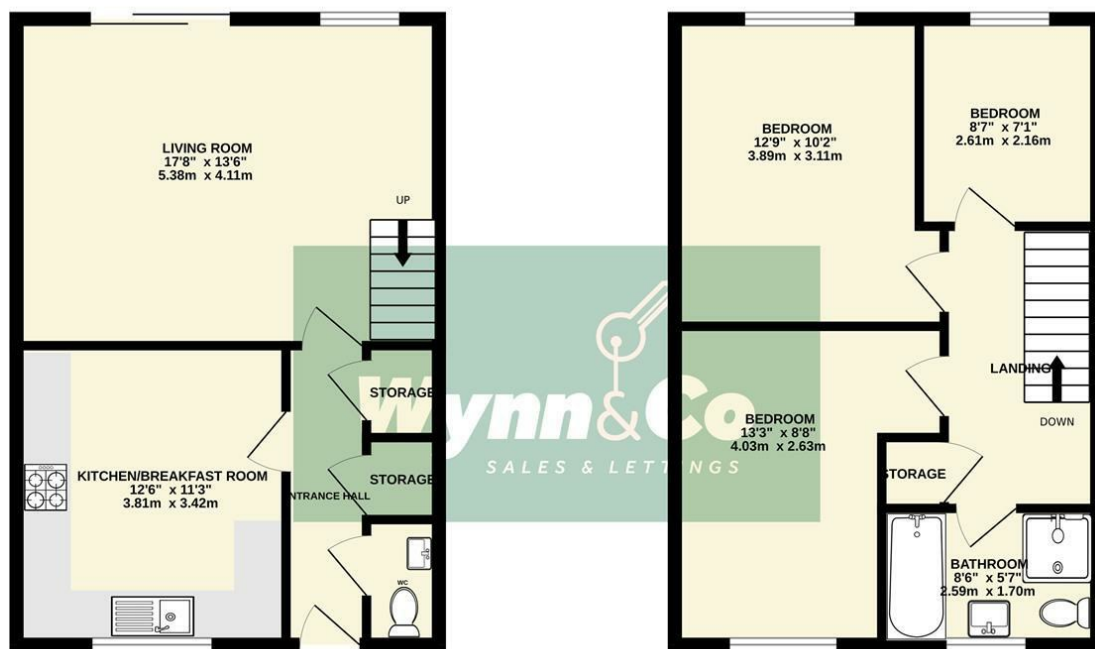


31 Devon Grove, Ossett, Ossett, WF5 8QY



GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.

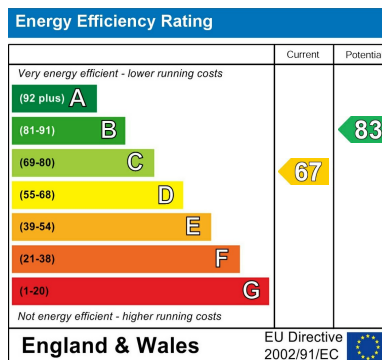
1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



THREE BEDROOM MID TOWN HOUSE

TOTAL FLOOR AREA : 919 sq.ft. (85.4 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.
Made with Metropix ©2025



DIRECTIONS

CONTACT

86 Millgate
Ackworth
WF7 7QD

E: sales@wynnandco.co.uk

T: 07901005018

Wynn & Co
Sales and Lettings