



cornerstone  
ESTATE AGENTS

Runtlings  
Ossett





## Ossett

Offers In Region Of £415,000

LOCATED DOWN A QUIET LANE WITH LIMITED PASSING TRAFFIC IS THIS IMPRESSIVE FAMILY HOME IN THE MUCH SOUGHT AFTER TOWN OF OSSETT WITH THE 'GREENWAY' CYCLE AND FOOTPATH ON THE DOORSTEP AND A CHARMING SOUTH FACING REAR GARDEN IN ADDITION TO FAR REACHING VIEWS.

Located down a private lane with limited passing traffic is this impressive family home in the much sought after Ossett with the 'Greenway' cycle and footpath on the doorstep and a charming south facing rear garden in addition to far reaching views.

The high end contemporary kitchen is one the property's highlights with its built in sociable dining table, Neff double oven and ceramic hob, large fridge and separate freezer in addition to wine fridge and bar area. The dining kitchen has a series of bi-folding doors which open seamlessly onto the stone flagged alfresco dining terrace.

The spacious and welcoming hallway offers access to a WC and separate cloak room in addition to a valuable home office, perfect for those that work from home and could be used as a 5th bedroom or snug if required. The formal sitting room is both elegant and spacious with a contemporary fireplace and French doors that open onto the rear garden.



The master bedroom has fabulous far reaching views and a whole bank of fitted wardrobes as well as a stunning ensuite shower room. The first floor also has three additional double bedrooms, all well presented, which are served by the stylish house bathroom which boasts a bath and separate shower area.

To the front of the property is a double width driveway and attached garage. The aforementioned rear garden is a low maintenance landscaped delight which has a large lawned area, dining terrace, mature boundaries as well as being totally enclosed making it ideal for family recreation and entertaining.

## COUNCIL TAX BAND E

WHAT3WORDS [///guides.dunes.copies](https://www.what3words.com/guides/dunes.copies)

**AGENT NOTES**

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 YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.











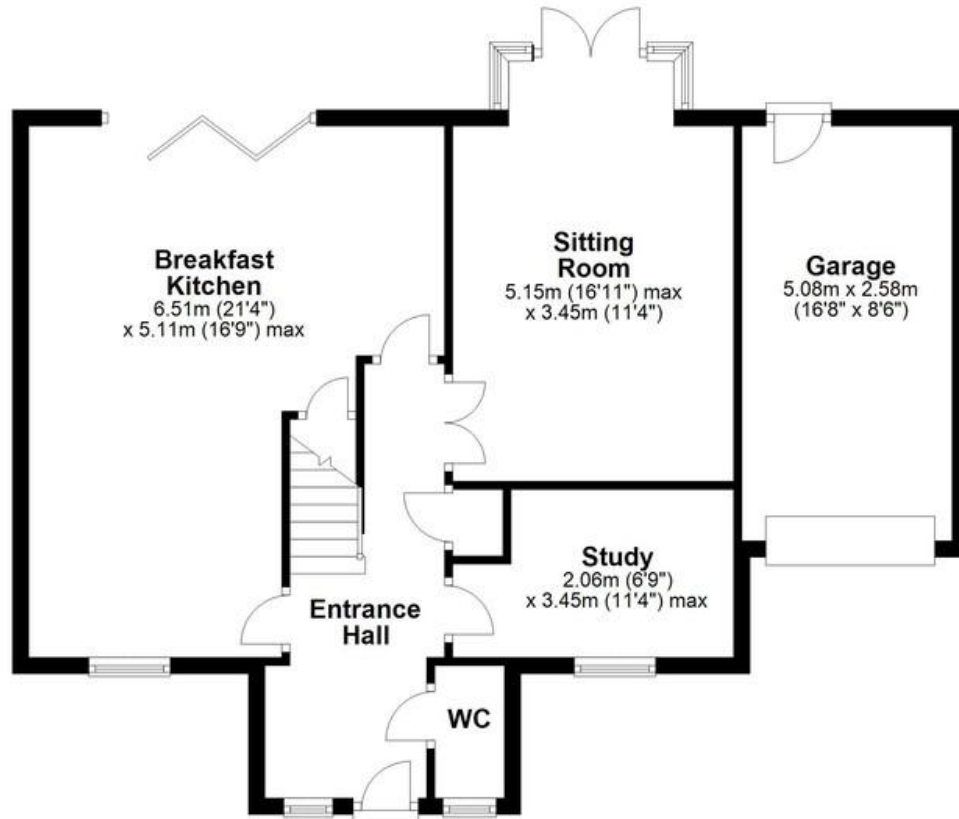






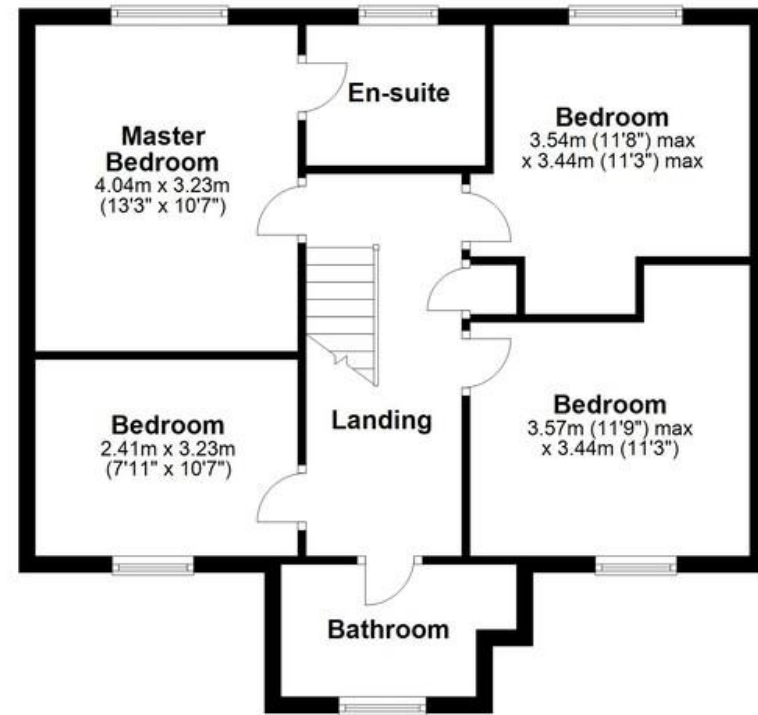
### Ground Floor

Approx. 76.7 sq. metres (825.2 sq. feet)



### First Floor

Approx. 61.8 sq. metres (665.6 sq. feet)



Total area: approx. 138.5 sq. metres (1490.8 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	75   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

599 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP  
 Telephone: 01484 428 336 Email: [info@cornerstoneea.co.uk](mailto:info@cornerstoneea.co.uk) [www.cornerstoneea.co.uk](http://www.cornerstoneea.co.uk)