



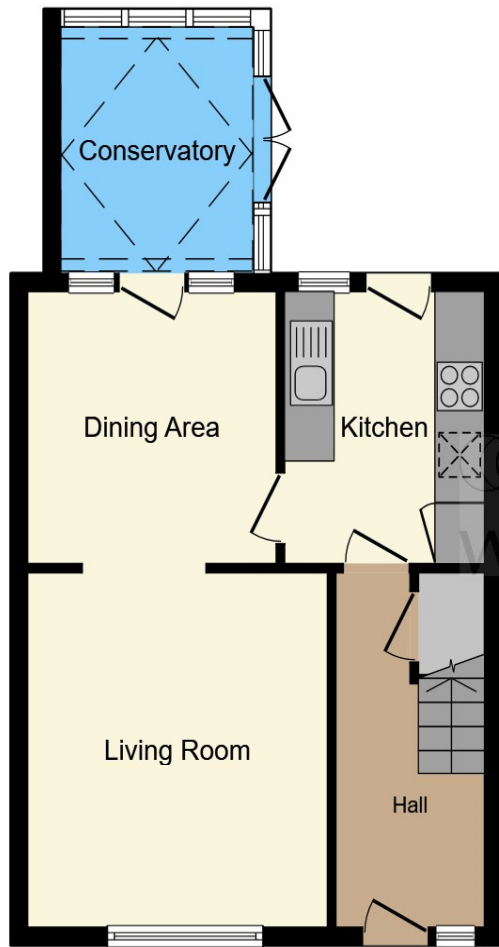
Green Park Avenue, Ossett WF5 0AY

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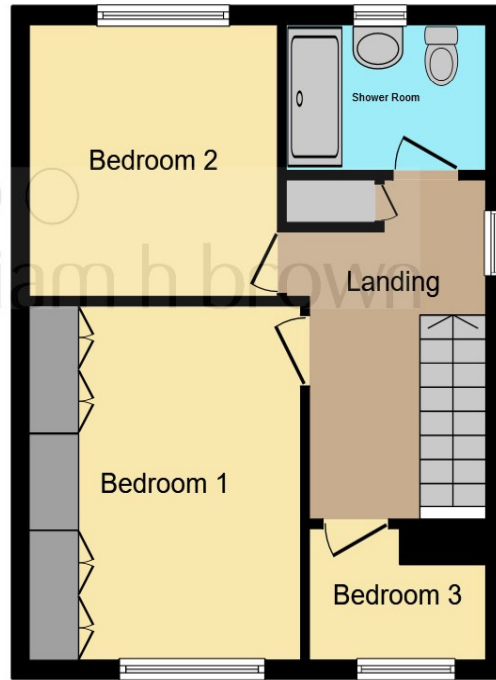
Green Park Avenue, Ossett

A well presented bright and inviting three bedrooms semi detached home, which has been lovingly presented by the current vendors. This three bedroom semi-detached family home is superbly positioned and located in South Ossett well presented throughout and has a brightened air presence the property

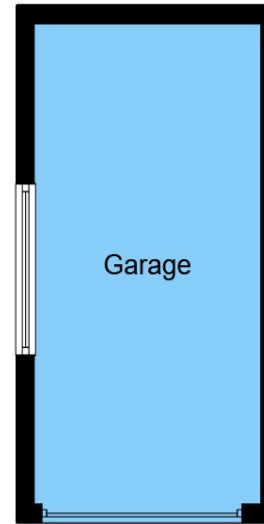




Ground Floor



First Floor



Garage

Entrance

Kitchen

10' 3" max x 8' 3" max (3.12m max x 2.51m max)

Dining Room

9' 9" max x 9' 9" max (2.97m max x 2.97m max)

Living Room

11' 1" max x 12' 9" max (3.38m max x 3.89m max)

Conservatory

10' 6" max x 9' 7" max (3.20m max x 2.92m max)

First Floor Landing

Bedroom 1

12' 8" max x 10' 10" max (3.86m max x 3.30m max)

Bedroom 2

10' max x 10' max (3.05m max x 3.05m max)

Bedroom 3

10' 1" max x 7' 1" max (3.07m max x 2.16m max)

Bathroom

Exterior

Garage

17' 1" max x 9' max (5.21m max x 2.74m max)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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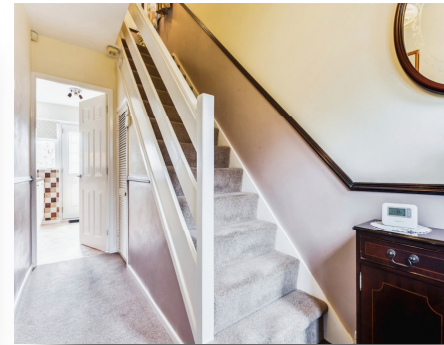
Green Park Avenue, Ossett

- A well presented three bedroom bright and inviting semi detached home
- Excellent driveway and garage size
- Viewing recommended to appreciate
- Modern kitchen and shower room
- Two reception rooms

Tenure: Freehold EPC Rating: D

offers in the region of

£270,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK124881



Property Ref:
WAK124881 - 0004

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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