

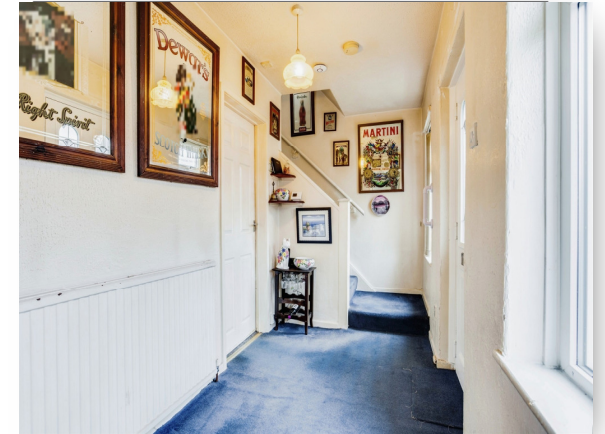


Swithenbank Avenue, OSSETT WF5 9RT

welcome to

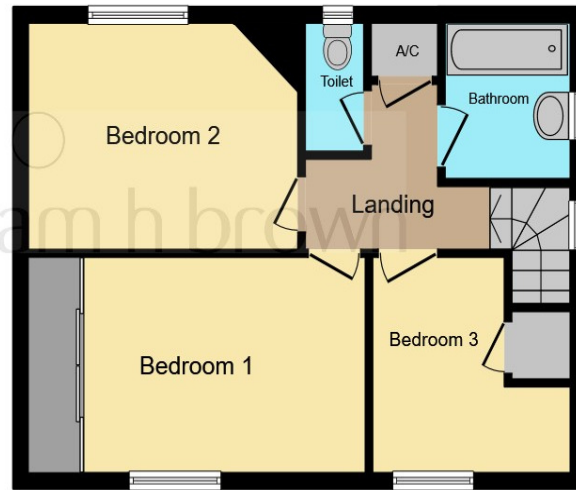
Swithenbank Avenue, OSSETT

We welcome to the market this excellent three bedroom semi detached home for sale in Ossett. On offer are great sized private gardens, plenty of storage, good sized living / kitchen & bedroom space, fantastic location and more!

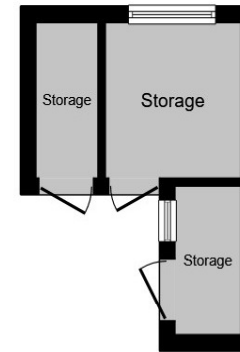




Ground Floor



First Floor



Outbuilding

Entrance Hall

Living Room

19' max x 12' 4" max (5.79m max x 3.76m max)

Kitchen

13' 2" max x 13' 9" max (4.01m max x 4.19m max)

First Floor Landing

Bedroom One

15' 11" max x 9' 3" max (4.85m max x 2.82m max)

Bedroom Two

9' 8" max x 11' 9" max (2.95m max x 3.58m max)

Bedroom Three

9' 9" max x 9' 7" max (2.97m max x 2.92m max)

Bathroom

Exterior

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

welcome to

Swithenbank Avenue, OSSETT

- Three Bedrooms
- Semi Detached
- Outhouses
- Spacious
- Enclosed Gardens

Tenure: Freehold EPC Rating: Awaiting

guide price

£170,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK125286



Property Ref:
WAK125286 - 0002

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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