



**Birchen Avenue, Ossett WF5 8HT**



**welcome to**

## **Birchen Avenue, Ossett**

- Four bedroom dormer bungalow
- Dining kitchen
- Sun room
- UPVC AND GCH
- GARAGE

Tenure: Freehold EPC Rating: D

**£350,000**

A Beautiful four-bedroom detached dormer bungalow. Deceptively spacious. Pleasant Cul- De-Sac position. NO UPPER CHAIN.



### **Entrance**

### **Kitchen/ Dining Room**

12' 9" max x 12' 10" max ( 3.89m max x 3.91m max )

### **Sun Room**

12' 10" max x 12' 5" max ( 3.91m max x 3.78m max )

### **Living Room**

12' 4" max x 12' max ( 3.76m max x 3.66m max )

### **Bedroom 1**

12' 2" max x 12' max ( 3.71m max x 3.66m max )

### **Bedroom 2**

11' 7" max x 8' 4" max ( 3.53m max x 2.54m max )

### **Bedroom 3**

12' 10" max x 9' 11" max ( 3.91m max x 3.02m max )

### **Bedroom 4**

9' 5" max x 8' 11" max ( 2.87m max x 2.72m max )

### **Exterior**

### **Garage**

17' max x 9' 3" max ( 5.18m max x 2.82m max )

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#### **Property Ref:**

WAK125604 - 0002

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