



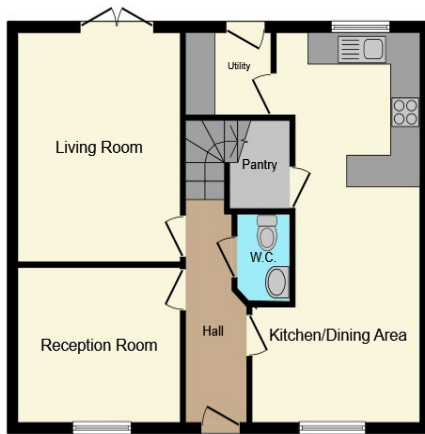
Rock House Way, Ossett WF5 0BG

welcome to

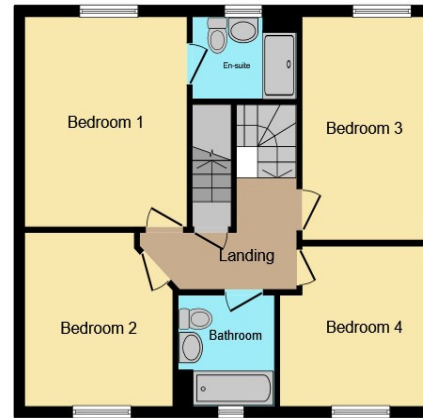
Rock House Way, Ossett

Guide price £525,000-£550,000. An Immaculately presented five double bedroom family home over three levels. This home is well located for access to Ossett and Horbury villages, which have great local amenities and schools as well as motorway access which is ideal for the commuters. Viewings recommended

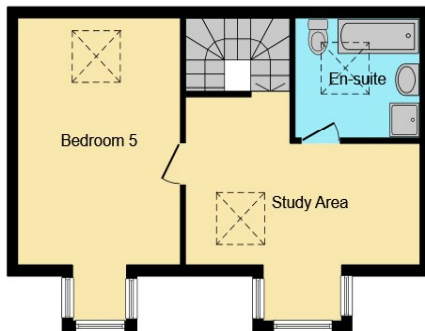




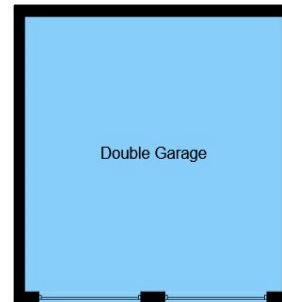
Ground Floor



First Floor



Second Floor



Garage



Living Room

14' 3" max x 10' 4" max (4.34m max x 3.15m max)

Dining Room

9' 5" max x 10' 7" max (2.87m max x 3.23m max)

Kitchen

25' 1" max x 16' 1" max (7.65m max x 4.90m max)

Utility Room

5' 9" max x 5' 7" max (1.75m max x 1.70m max)

Bedroom One

11' 11" max x 13' 4" max (3.63m max x 4.06m max)

En-Suite

Bedroom Two

10' 4" max x 10' 1" max (3.15m max x 3.07m max)

En-Suite

Bedroom Three

8' 9" max x 13' 9" max (2.67m max x 4.19m max)

Bedroom Four

9' 4" max x 10' 6" max (2.84m max x 3.20m max)

Bedroom Five

17' 3" max x 10' 6" max (5.26m max x 3.20m 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

welcome to

Rock House Way, Ossett

- Guide price £525,000-£550,000
- Five bedroom detached family home
- Two bedrooms with en-suite
- Double garage and driveway
- Enclosed garden

Tenure: Freehold EPC Rating: B

guide price

£525,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK125720



Property Ref:
WAK125720 - 0006

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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