



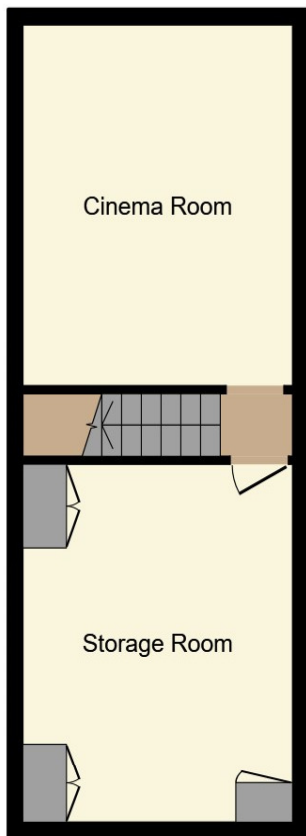
Junction Lane, OSSETT WF5 0HA

welcome to

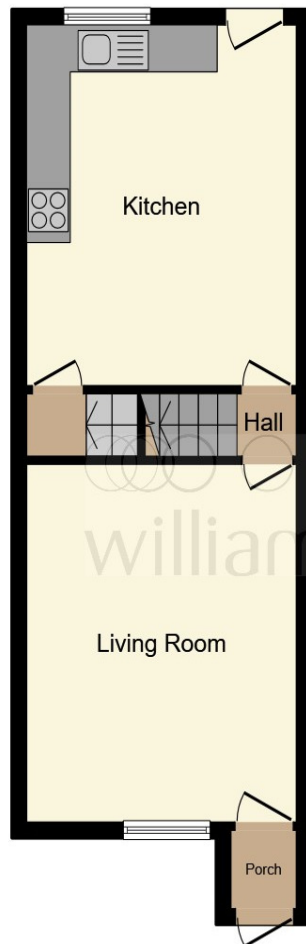
Junction Lane, OSSETT

An extremely deceiving two double bedroom plus occasional room, character mid terrace situated in the highly sought after location of Ossett not to be missed! This home is located with great access to schooling, transport links and local amenities. Viewings highly recommended.

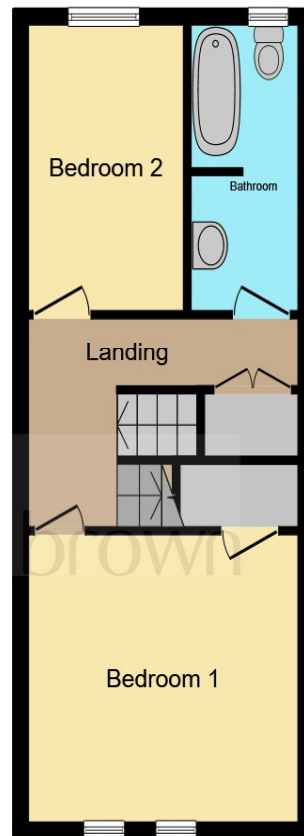




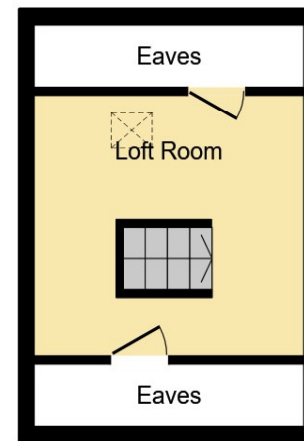
Basement



Ground Floor



First Floor



Second Floor

Entrance Porch

Living Room

14' 3" max x 12' 6" max (4.34m max x 3.81m max)

Kitchen

12' 8" max x 15' 4" max (3.86m max x 4.67m max)

Basement

12' 8" max x 11' 2" max (3.86m max x 3.40m max)

First Floor Landing

Bedroom 1

12' 6" max x 11' 5" max (3.81m max x 3.48m max)

Bedroom 2

7' 2" max x 12' 8" max (2.18m max x 3.86m max)

Bathroom

Second Floor Landing

Loft Room

12' 6" max x 10' 9" max (3.81m max x 3.28m 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

Junction Lane, OSSETT

- Two bedroom character terrace
- Occasional room
- Kitchen diner
- Location
- Ideal first time buyers

Tenure: Freehold EPC Rating: E

offers in the region of

£195,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK126269



Property Ref:
WAK126269 - 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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