





welcome to

Athold Street, Ossett

This 1920's family home has been thoroughly renovated to a stylish finish. A real wow of a home. This beautiful home is located in an excellent part of Ossett, in a friendly residential area, with the amenities of Ossett within walking distance.















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

Kitchen

16' 11" max x 7' 3" max (5.16m max x 2.21m max)

Utility Room

10' max x 7' 9" max (3.05m max x 2.36m max)

Study

9' 4" max x 6' 7" max (2.84m max x 2.01m max)

Living/Dining Room

27' 4" max x 13' 10" max (8.33m max x 4.22m max)

Reception Room Two

14' 10" max x 11' 6" max (4.52m max x 3.51m max)

Bedroom One

13' 3" max x 11' 11" max (4.04m max x 3.63m max)

Bedroom Two

11' max x 10' 6" max (3.35m max x 3.20m max)

Bedroom Three

16' 6" max x 7' 1" max (5.03m max x 2.16m max)

Bedroom Four

9' max x 7' 10" max (2.74m max x 2.39m max)

Bathroom

Double Garage

211 1" may y 101 2" may / 6 /2m may y

welcome to

Athold Street, Ossett

- Four-bedroom Period Detached HOME
- UPVC and GCH
- Double and single garage
- Three reception rooms
- En-suite

Tenure: Freehold EPC Rating: D

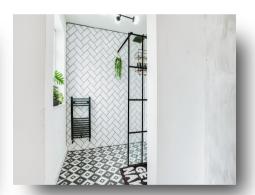
Council Tax Band: D

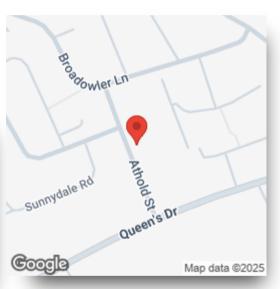
offers in the region of

£450,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK126390



Property Ref: WAK126390 - 0008 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.



01924 381381



william h brown

Wakefield@williamhbrown.co.uk

2 Wood Street, WAKEFIELD, West Yorkshire, WF1 2ED

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.