



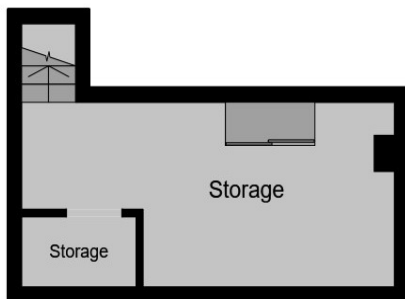
Westfield Street, Ossett WF5 8JF

welcome to

Westfield Street, Ossett

An attractive stone front period detached home which is classically presented throughout and in keeping with the period. Stunning Cottage style gardens and off-road parking make this a delightful home!





Basement



Ground Floor



First Floor

Entrance Hallway

17' 3" max x 7' 5" max (5.26m max x 2.26m max)

Kitchen

12' 5" max x 12' 7" max (3.78m max x 3.84m max)

Living Room

13' 1" max x 12' 4" max (3.99m max x 3.76m max)

Reception 2/Dining Room

13' 4" max x 12' 9" max (4.06m max x 3.89m max)

Bedroom One

13' 11" max x 12' 4" max (4.24m max x 3.76m max)

Bedroom Two

13' 5" max x 8' 4" max (4.09m max x 2.54m max)

Bedroom Three

8' 2" max x 8' 10" max (2.49m max x 2.69m max)

Bedroom Four

7' 3" max x 5' 7" max (2.21m max x 1.70m max)

Bathroom

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

Westfield Street, Ossett

- Four bedroom- (Two double and two single) Detached Home
- Stone fronted
- Two reception rooms
- OPEN TO PART EXCHANGE
- Shower room and bathroom

Tenure: Freehold EPC Rating: D
Council Tax Band: C

fixed price

£310,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK126666



Property Ref:
WAK126666 - 0011

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.

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.



william h brown



01924 381381



Wakefield@williamhbrown.co.uk



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



williamhbrown.co.uk