



**Birchen Avenue, OSSETT WF5 8HT**



**welcome to**

**Birchen Avenue, OSSETT**

Exceptional extended three-bedroom, 2 bathroom family home with landscaped gardens and countryside views. This outstanding three-bedroom detached family home is positioned on the edge of Ossett, offering stylish modern interiors. Viewing advised to fully appreciate this delightful property!

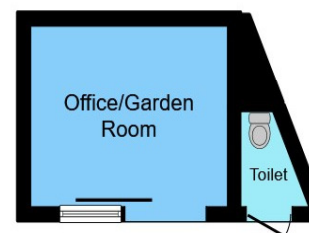




**Ground Floor**



**First Floor**



**Outbuilding**

## Entrance Hallway

## Living Room

16' 9" max x 13' 4" max ( 5.11m max x 4.06m max )

## Dining Room

28' 1" max x 13' 3" max ( 8.56m max x 4.04m max )

## Kitchen

19' 5" max x 13' 6" max ( 5.92m max x 4.11m max )

## Utility Room

6' 9" max x 8' 5" max ( 2.06m max x 2.57m max )

## Shower Room

5' 1" max x 6' 9" max ( 1.55m max x 2.06m max )

## First Floor Landing

## Bedroom One

16' 3" max x 12' 6" max ( 4.95m max x 3.81m max )

## Bedroom Two

11' 5" max x 13' 6" max ( 3.48m max x 4.11m max )

## Bedroom Three

6' 9" max x 7' 7" max ( 2.06m max x 2.31m max )

## Bathroom

9' 1" max x 7' 8" max ( 2.77m max x 2.34m 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](http://www.focalagent.com)

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## **Birchen Avenue, OSSETT**

- Stunning three-bedroom detached family home
- Countryside views
- Fabulous ground floor large extension
- Utility room and excellent storage
- Driveway

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

**£475,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK126992](https://williamhbrown.co.uk/Property/WAK126992)



Property Ref:  
WAK126992 - 0010

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