



£165,000

TENURE : FREEHOLD

Branstone Grove, Ossett, WF5

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Well-proportioned two-bedroom townhouse

Enclosed rear garden with patio

Popular and peaceful Ossett location

Ideal starter home or investment opportunity

Off-street parking and separate garage

Excellent access to M1 and M62 motorway networks

Movenowproperties.com LTD
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 Website: <https://movenowproperties.com>


MoveNow
Properties

MoveNowProperties would like to proudly present this well-proportioned two-bedroom townhouse located in a quiet, sought-after residential area of Ossett — ideal for first-time buyers, downsizers, or investors alike. Offering off-street parking, a separate garage, and an enclosed rear garden, this charming home is enviably offered with no onward chain.

Accommodation

Entrance Vestibule

Measurements: 3'11" x 2'11" (1.21m x 0.91m)

A welcoming entrance area featuring a UPVC double glazed front door leading directly into the lounge. Ideal for coat and shoe storage.

Lounge

Measurements: 12'11" x 9'8" (3.96m x 2.97m)

A bright and comfortable living space featuring a front-facing UPVC double glazed window, double radiator, and coving to the ceiling. Stairs rise to the first floor, and a door leads through to the dining kitchen.

Dining Kitchen

Measurements: 11'7" x 10'5" (3.55m x 3.19m)

A recently renovated spacious kitchen fitted with a range of wall and base units, complimentary work surfaces, and 1.5 sink and drainer with mixer tap. Appliances include an electric oven, gas four-ring hob, and extractor hood. There's space and plumbing for a washing machine and integrated fridge/freezer. The room also features vinyl flooring, tiled splashbacks, double radiator, and both rear window and UPVC glazed door leading to the garden. An under-stairs storage cupboard provides additional convenience.

First Floor Landing

Providing access to both bedrooms and the house bathroom, with loft access for additional storage.

Bedroom One

Measurements: 11'8" x 9'4" (3.56m x 2.86m)

A well-proportioned double bedroom with front-facing UPVC double glazed window and radiator.

Bedroom Two

Measurements: 10'5" x 6'10" (3.20m x 2.09m)

A generous second bedroom overlooking the rear garden with UPVC double glazed window, double radiator, and a useful inbuilt storage cupboard over the bulkhead.

House Bathroom / W.C.

Measurements: 7'5" x 4'6" (2.27m x 1.38m)

Fitted with a white three-piece suite comprising a panelled bath with mixer tap and electric shower over, pedestal wash basin, and low flush W.C.

Finished with part-tiled walls, vinyl flooring, radiator, coving, and rear frosted UPVC window.

Outside

To the front of the property, there is a low maintenance garden with a paved pathway leading up to the entrance, creating an inviting first impression. The rear garden is fully enclosed, offering both privacy and a pleasant outdoor space for relaxation or entertaining. It features a paved patio seating area, ideal for outdoor dining.

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A paved path runs down the garden to a gated rear access, which opens onto a private parking area. Beyond this, there is a separate garage, providing secure parking or useful additional storage. There is also a further hardstanding area currently used as a seating spot, though it offers the potential to house a shed or small outbuilding if desired. The garden is enclosed by fenced boundaries, ensuring a safe and private environment for both children and pets.

EPC Rating: D58

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band A

Property Type: Terrace

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Allocated Parking

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding - LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

Coal mining area West Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

Viewings

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

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Agents Note

- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

DISCLAIMER:

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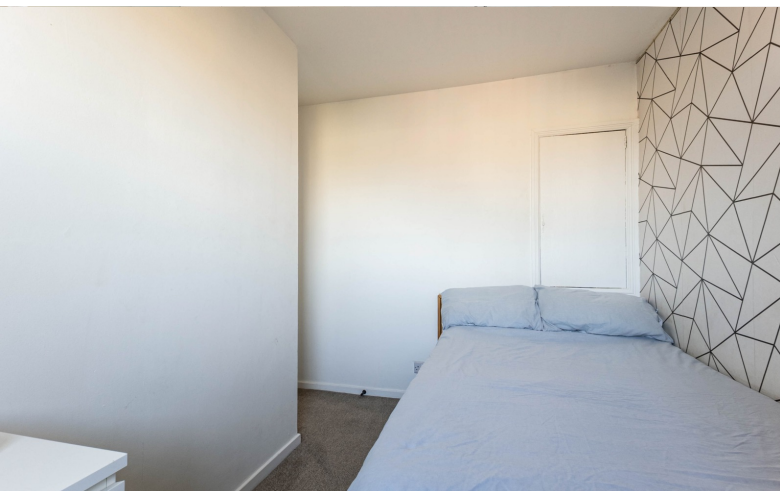
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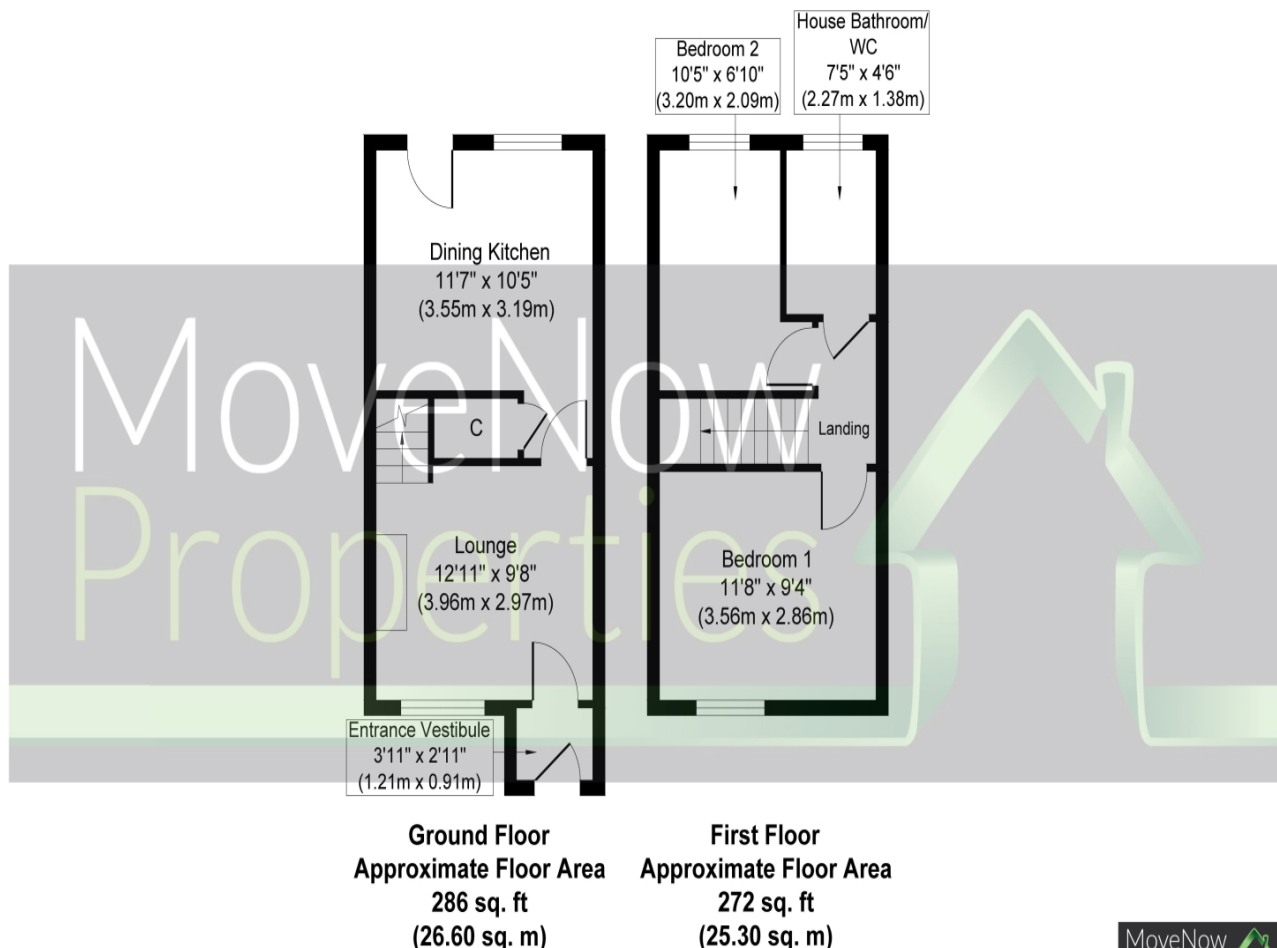
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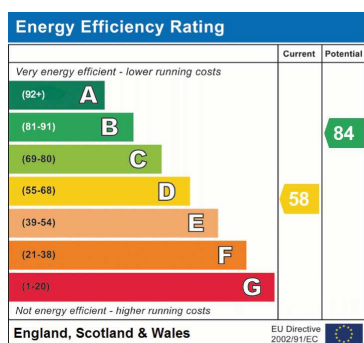






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