



**£225,000**

**TENURE : FREEHOLD**

**Shearburn Close, Ossett, WF5**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 2**

**Beautifully presented mid-town house**

**Contemporary bathroom and convenient downstairs W.C.**

**Three well-proportioned bedrooms**

**Front and rear gardens with seating area and shed**

**Modern kitchen diner with opening to conservatory**

**Two allocated parking spaces nearby**

**Movenowproperties.com LTD**  
 10 Rishworth street, Wakefield, WF1 3BY  
**info@movenowproperties.com | 01924 249349**  
 Website: <https://movenowproperties.com>

  
**MoveNow**  
**Properties**

MoveNowProperties proudly present this well-presented three-bedroom, extended mid-town house, set within a modern and attractive development in a peaceful yet convenient location. Boasting a stylish kitchen diner, modern bathroom, and downstairs W.C., this home is perfectly suited to first-time buyers, young families, or investors alike. Benefiting from UPVC double glazing, gas central heating, and two nearby parking spaces, this delightful property offers comfort, style, and practicality throughout.

## **Accommodation**

### **Entrance Hall**

A composite front door opens into a welcoming entrance hall featuring attractive laminate flooring, recessed spotlights, and a staircase rising to the first floor. A radiator provides warmth, and doors lead through to the living room and convenient downstairs WC.

### **Lounge**

**Measurements: 16'11" x 11'8" (5.16m x 3.56m)**

A bright and inviting living space with plush carpet flooring and a large double-glazed bay window overlooking the front aspect. The room includes 2 radiators, useful storage, and an electric fire set within a stylish media wall.

### **Downstairs W.C.**

A practical cloakroom fitted with modern fixtures, including a low-flush WC and wash basin set in a contemporary vanity unit with tiled splashback. Additional features include a wall radiator and a frosted double-glazed window to the front.

### **Dining Kitchen**

**Measurements: 15'1" x 8'6" (4.60m x 2.61m)**

A spacious kitchen-diner offering a range of wall and base units with complementary work surfaces and tiled splashbacks. The space includes an integrated dishwasher, integrated washing machine, 1.5 bowl sink with mixer tap, built-in oven, four-ring gas hob with cooker hood, radiator, and recessed spotlights. An opening leads through to the versatile second reception room.

### **Second Reception Room**

**Measurements: 13'9" x 9'7" (4.19m x 2.92m)**

A flexible additional living space enhanced by recessed spotlights and an electric wall heater. Double-glazed windows overlook the side and rear elevations, while French doors open out to the enclosed rear garden.

### **First Floor Landing**

The carpeted staircase with handrail leads to a light landing area giving access to all bedrooms and the family bathroom. The landing also offers useful storage cupboards and a loft hatch.

### **Bedroom One**

**Measurements: 8'5" x 11'3" (2.57m x 3.45m)**

A generous double bedroom with carpet flooring, radiator, and a double-glazed window to the front. Attractive wall panelling and a recessed area ideal for wardrobes add to the room's appeal.

### **Bedroom Two**

**Measurements: 8'5" x 9'7" (2.57m x 2.93m)**

A second well-proportioned double bedroom featuring carpet flooring, radiator, and a double-glazed window overlooking the rear garden.



### **Bedroom Three**

**Measurements: 7'11" x 6'3" (2.42m x 1.93m)**

A comfortable single bedroom with carpet flooring, radiator, and double-glazed window facing the front.

### **Bathroom / W.C.**

**Measurements: 6'3" x 6'4" (1.91m x 1.94m)**

A modern family bathroom fitted with floor-to-ceiling tiling, chrome towel radiator, low-flush WC, pedestal wash basin, and bath with overhead shower and glass screen. A frosted double-glazed window provides privacy and natural light.

### **Outside**

To the front, a lawned garden and pathway lead to the entrance.

The enclosed rear garden features fenced boundaries, a raised decked area perfect for outdoor seating, and a garden shed. The property further benefits from two allocated parking spaces.

**EPC Rating: C72**

Please contact us for further details of the full EPC

**Tenure: Freehold**

**Council Tax Band C**

**Property Type: Detached**

**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: Off road, allocated parking spaces**

**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.

**Movenowproperties.com LTD**

10 Rishworth street, Wakefield, WF1 3BY

**info@movenowproperties.com | 01924 249349**

**Website: <https://movenowproperties.com>**



## Free valuations

Considering selling or letting your property?

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

## 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:

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

**Movenowproperties.com LTD**

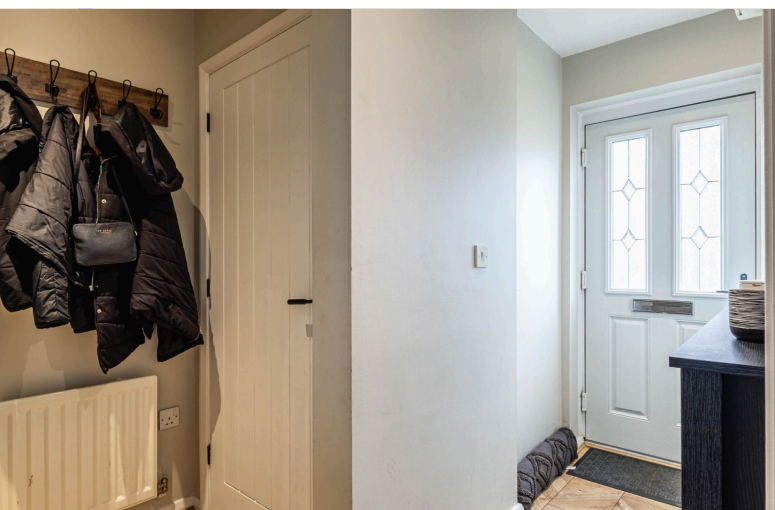
10 Rishworth street, Wakefield, WF1 3BY

**info@movenowproperties.com | 01924 249349**

Website: <https://movenowproperties.com>



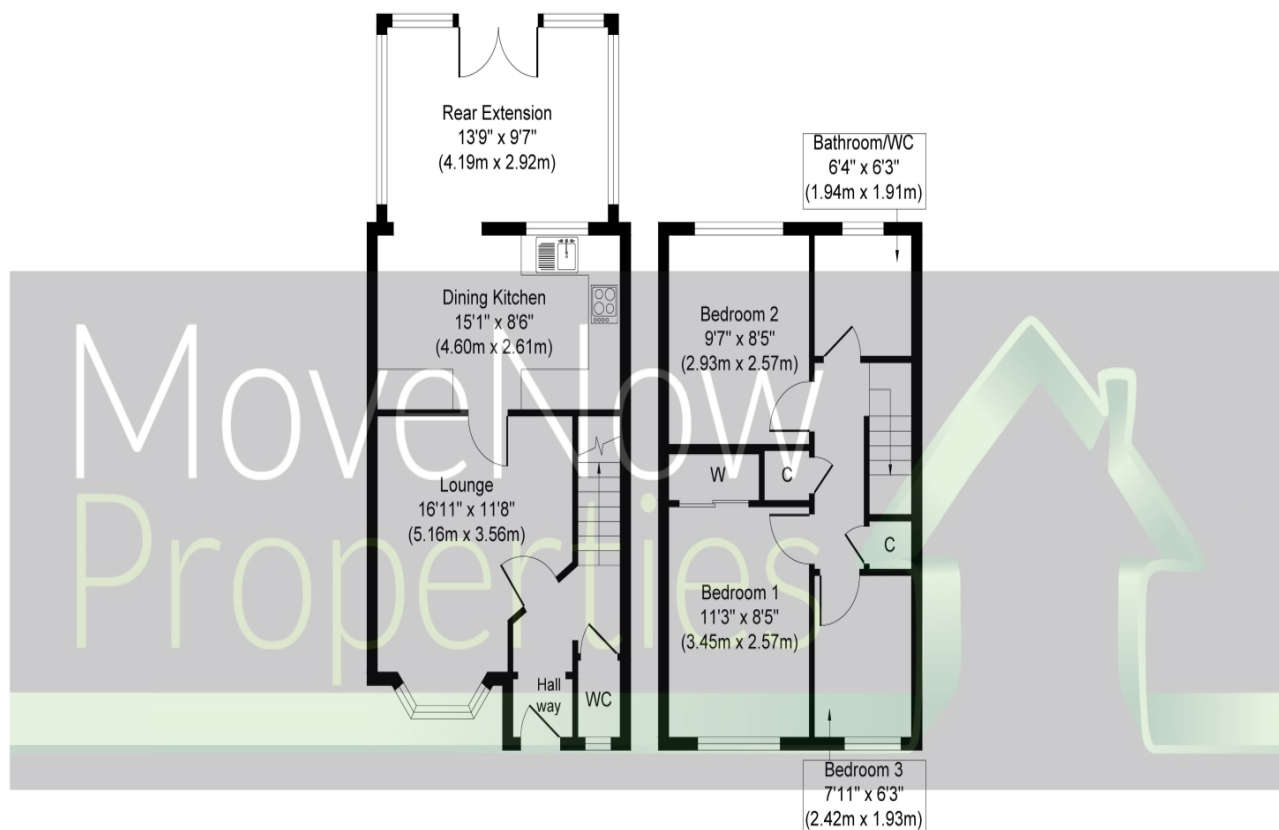






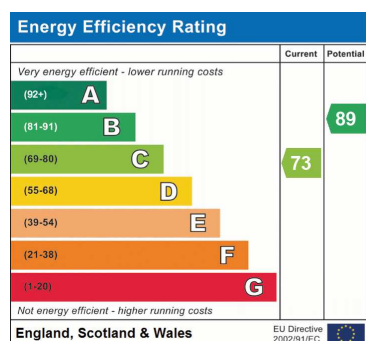






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2025 | [www.houseviz.com](http://www.houseviz.com)



Address: 21 Shearburn Close , WF5