



Offers over £250,000

TENURE : FREEHOLD

High Street, Ossett, WF5

Bedrooms : 4

Bathrooms : 2

Reception Rooms : 1

Spacious 4 bedroom modern townhouse

Newly decorated throughout in a neutral colour scheme

Stylish open-plan kitchen and living area with integrated appliances

Generous master bedroom with en-suite on the top floor

South-facing rear garden with private gated access

Off-road parking for two vehicles

MoveNowProperties are delighted to offer this beautifully presented and newly decorated 4 bedroom modern townhouse, providing spacious and versatile accommodation arranged over three floors. Featuring a stylish open-plan kitchen and living area, a generous master bedroom with en-suite, south-facing rear garden, and off-road parking for two vehicles, this move-in-ready home is ideally located close to motorway links for those commuting. Available with No Chain.

Entrance Hall

A welcoming and spacious entrance hall featuring oak effect LVT flooring. The generous proportions provide ample space for storage solutions. Stairs rise to the first floor, with doors giving access to the downstairs WC and the open-plan kitchen/living room.

Open-Plan Kitchen / Living Room

Measurements: 28'11" x 14'6" (8.81m x 4.41m)

The modern kitchen is fitted with a range of stylish wall and base units complemented by coordinating work surfaces and tiled splashbacks. Features include an integrated sink with mixer tap, cupboard housing the combi boiler, integrated oven and electric hob with extractor hood above, along with integrated fridge/freezer, dishwasher, and washer/dryer. A double-glazed window overlooks the front elevation.

The living area is a bright and spacious space, finished with oak effect lvt flooring and a useful storage cupboard. With a radiator, french doors, and an additional double-glazed window overlooking the rear garden, this room benefits from an abundance of natural light and provides an excellent area for both relaxing and entertaining.

Downstairs WC

A convenient cloakroom comprising a low-flush WC, wash basin, radiator, and frosted double-glazed window to the front.

First Floor Landing

Carpeted flooring with handrail and doors providing access to Bedrooms Two, Three, Four, and the family bathroom.

Bedroom Two

Measurements: 14'5" x 8'9" (4.40m x 2.67m)

A generous double bedroom with carpeted flooring, radiator, and double-glazed window overlooking the rear. This room further benefits from a separate dressing area or home office space, complete with carpet, and frosted double-glazed window.

Bedroom Three

Measurements: 13'8" x 7'4" (4.17m x 2.23m)

A well-proportioned double bedroom with carpeted flooring, radiator, and double-glazed window overlooking the front.

Bedroom Four

Measurements: 9'7" x 6'10" (2.93m x 2.08m)

A versatile fourth double bedroom with carpeted flooring, radiator, and double-glazed window to the front, ideal as a guest bedroom, nursery, or study.

Family Bathroom

A modern three-piece suite comprising a low-flush WC, pedestal wash basin, and bath with overhead Mira Sport electric shower. Finished with tiled walls and chrome heated towel rail.

Second Floor Landing

Carpeted stairs leading to the master bedroom.

Master Bedroom

Measurements: 16'7" x 14'6" (5.05m x 4.42m)

Occupying the top floor, the master bedroom features carpeted flooring, radiator, Keylite window, useful storage space, and access to the en-suite.

En-Suite Shower Room

A contemporary en-suite comprising a low-flush WC, wall-hung wash basin, shower enclosure, chrome heated towel rail, part-tiled walls, and Keylite window.

Outside

To the front, the property offers off-road parking for two vehicles.

To the rear is a spacious, south-facing garden with fenced boundaries, lawned area, and a rear gate providing private access.

This well-maintained home has been newly decorated throughout in a neutral colour scheme and is presented in excellent, move-in-ready condition.

Offering superb modern four-bedroom accommodation, the property is situated in the sought-after area of Gawthorpe / Ossett, a charming community with local schools, pubs, children's play areas, and scenic walking routes.

Ideally located for commuters, the property is just five minutes from Junction 40 of the M1 and less than ten minutes from Junctions 28/29 of the M62.

EPC Rating: C78

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band B

Property Type: Town House

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, drive

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.

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.

Vendor Q&A's

All of the answers provided above have been supplied directly by the seller of the property and are believed to be accurate. The estate agent accepts no responsibility for the accuracy of these responses. They are provided solely for the information of prospective buyers, who are advised to consult their solicitor to verify any details or queries

Q: Why is the owner selling?

A: Relocation

Q: How long have they lived there?

A: Owned the property for 10 years

Q: Is the seller in a chain?

A: No

Q: How quickly is the seller hoping to move?

A: ASAP

Q: What is included in the sale, fixtures, fittings, appliances?

A: All integrated appliances and all window vertical blinds (new)

Q: Has the property been renovated or extended?

A: Kitchen and both bathrooms have been replaced in our ownership

Q: Are there any known issues? E.g. damp, structural, subsidence

A: No

Q: Does the property have a water meter, or is it on water rates?

A: Meter

Q: What type of boiler does it have, age and when was it last serviced?

A: Combination boiler last serviced March 2025

Q: Is the property double glazed and well-insulated?

A: Yes

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Q: Is there loft access?

A: Yes

Q: What is the tenure, freehold, leasehold, or share of freehold?

A: Freehold

Q: If leasehold, how many years are left on the lease?

A: N/A

Q: What are the ground rent and service charges, if applicable?

A: N/A

Q: Are there any restrictive covenants or shared access?

A: No

Q: What direction does the garden face?

A: South

Q: Is the garden private or shared?

A: Private

Q: Are there any rights of way or easements?

A: No

Q: What is the parking situation?

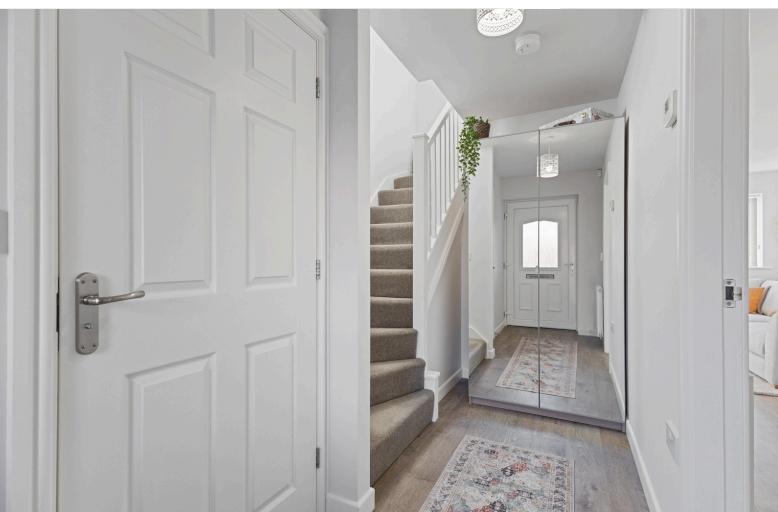
A: 2 vehicles

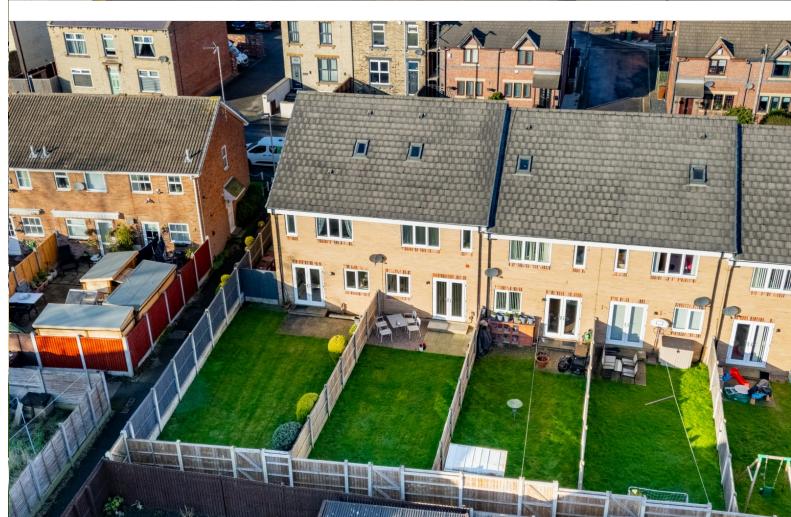
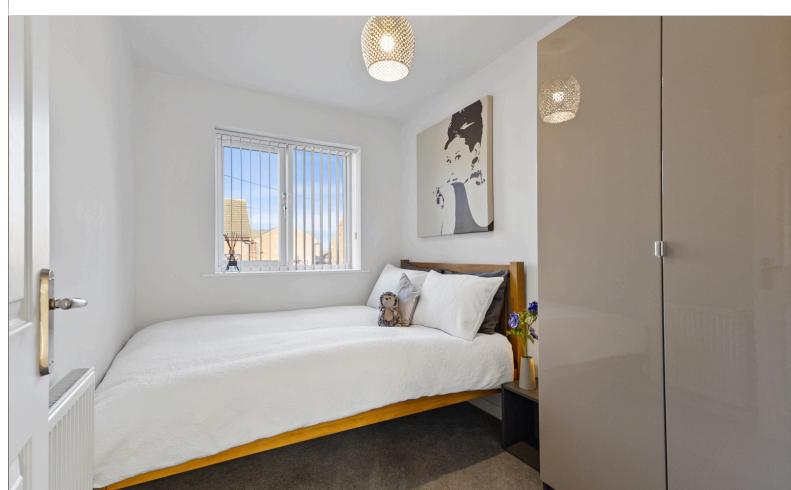
Q: Driveway, garage, on street, permit?

A: Off street on driveway in front of house

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.



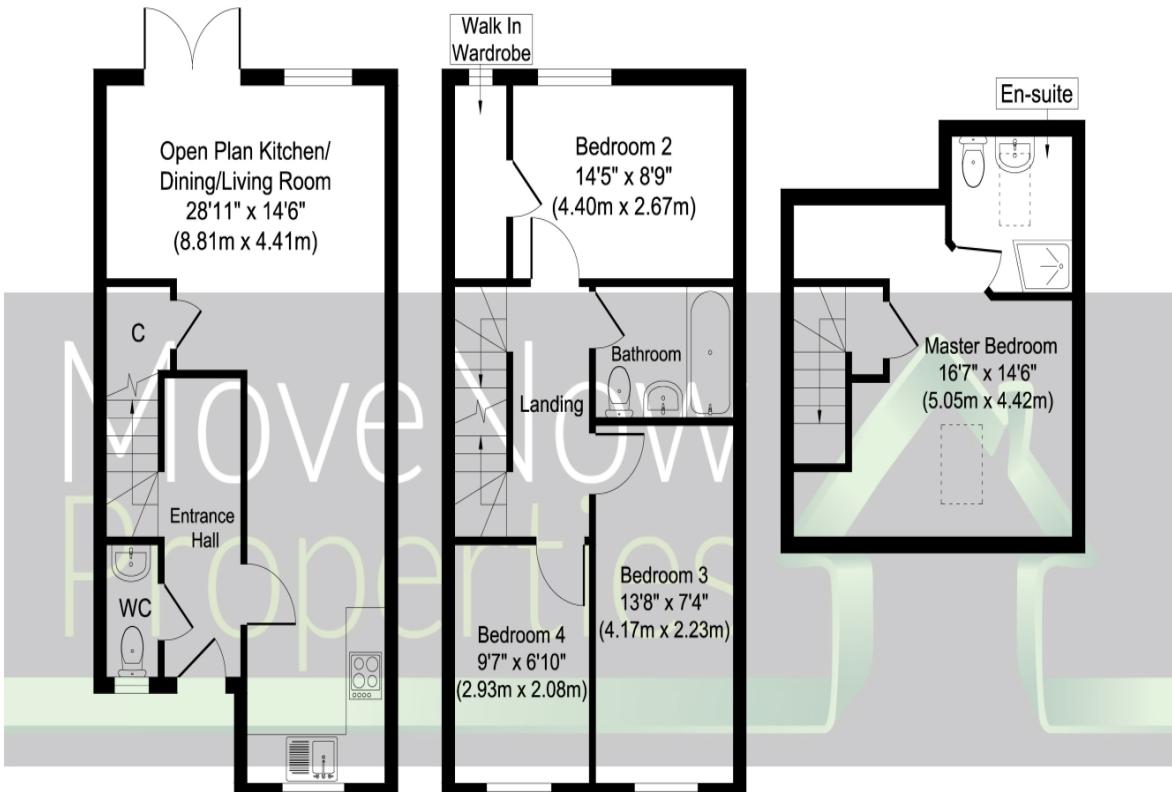


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Ground Floor
Approximate Floor Area
368 sq. ft
(34.23 sq. m)

First Floor
Approximate Floor Area
399 sq. ft
(37.07 sq. m)

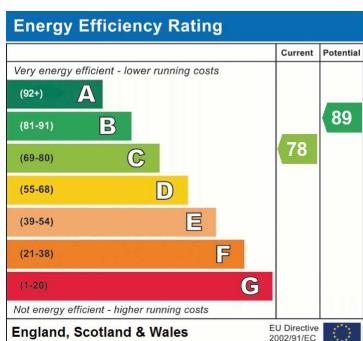
Second Floor
Approximate Floor Area
207 sq. ft
(19.21 sq. m)



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.

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