



Brooklands, West Wells Road
Ossett



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Ossett, WF5 8PQ



An imposing and grandly proportioned Edwardian gentlemen's residence presenting five bedroomed accommodation stylishly finished to a lovely standard and set amidst beautifully tended gardens with a detached garage block in this most enviable position on the fringe of the town centre.

With a gas fired central heating system that delivers underfloor heating to the ground floor with radiators to all the other floors, this comfortable family home has a formal reception hall entered from the front flanked by two large reception rooms. The sitting room has a wood burning stove as well as a lovely bay window overlooking the gardens and taking full advantage of the long distance views over the town towards Horbury. Alongside there is a separate living room with a bay window overlooking the gardens and flowing straight through into a kitchen that has been fitted to a fantastic standard with a hand-made bespoke range of units with a matching island unit. To the rear there is a wonderful orangery with a lantern roof and two sets of French doors out to the back gardens. Also on the ground floor is an everyday entrance porch with built in coat and shoe storage, leading through into an inner hallway with a guest w.c. Completing the ground floor accommodation is a separate utility room. Steps down from the orangery lead into a converted basement that has a large family room that is also suitable for a variety of different uses and has its own separate external entrance from the side. There is also a further useful cellar room for additional storage space. To the first floor the principal bedroom has a particularly well appointed en suite bathroom, with two further good sized bedrooms being served by the family bathroom. To the second floor there are a further two bedrooms, one of which has an attached dressing room and en suite shower room. Outside, the property is approached via a long driveway that passes the side of the house and leads round to the rear where there is a broad parking and turning space in front of a garage block. The principal gardens lie the southern side of the house where there is an expansive lawn surrounded by particularly well tended shrub borders with a gazebo. To the rear of the house there is a more secluded garden with a further lawn with well stocked beds and borders, greenhouse, shed and lovely breeze house, ideal for outside entertaining.

The property is situated just off the town centre within very easy reach of the broad range of shops, schools and recreational facilities on offer in the centre of Ossett. Ossett is a thriving market town with ready access to the national motorway network. The Dewsbury - Ossett greenway is also a short walk away providing access to open green space and waterways.





ACCOMMODATION

RECEPTION HALL

Composite front entrance door with side screens and stained glass features, double central heating radiator and stairs up to the first floor.

SITTING ROOM

A lovely formal reception room with a bay window to the front with Thomas Sanderson shutters, additional window to the side with stained glass features, two double central heating radiators, moulded ceiling cornice and picture rail. Feature fireplace with an ornate surround housing a cast iron wood burning stove.

LIVING ROOM

Bay window to the front with stained glass features with Thomas Sanderson shutters, moulded ceiling cornice and picture rail. Feature fireplace with a period marbled hearth surrounding a modern living flame coal effect gas fire.

KITCHEN

Windows to the side and rear. Fitted to an excellent standard with a bespoke hand made range of units with a matching island unit. Space for a double Range oven. Inset twin bowl ceramic sink unit with waste disposal and Quooker instant hot water tap. Provision for a side by side American style fridge/freezer, integrated dishwasher and double doors that lead through to the orangery. Access to the utility/laundry room.

ORANGERY

Two sets of French doors to the side and rear, further windows and lovely atrium style large roof light. Connecting door through to the utility room and stairs down to the lower ground floor.

UTILITY/LAUNDRY ROOM

Window to the front and fitted with a range of wall and base units with laminate work tops incorporating stainless steel sink unit. Space and plumbing for a washing machine and Worcester Bosch wall mounted gas fired central heating system boiler serving the underfloor heating and downstairs hot water.

INNER HALLWAY

Leading through to the everyday entrance porch.

EVERYDAY ENTRANCE PORCH

Windows to the side and rear, as well as a composite rear entrance door. Fitted cloaks cupboard and window seat with integral shoe rack.

DOWNSTAIRS W.C.

Low suite w.c. and corner wash basin with cupboards under. Chrome ladder style heated towel rail and frosted window to the rear.

LOWER GROUND FLOOR

HALLWAY

Stairs down from the orangery and useful understairs store.

FAMILY ROOM

Window and external door to the side giving access to the external staircase to the parking area, provision for a wall mounted television and two double central heating radiators. Suitable for a variety of uses.

CELLAR

Providing useful additional storage space and window to the side, as well as the original stone keeping slab.

OUTSIDE W.C.

Located next to the family room and accessed via the external staircase with w.c. and basin.

FIRST FLOOR LANDING

Central landing with stained glass feature window to the side and feature period arches.





BEDROOM ONE

Window to the front, double central heating radiator and a full width range of full height fitted wardrobes with matching dressing table.

EN SUITE BATHROOM/W.C.

Frosted windows to the front and fitted to an excellent standard with white and chrome four piece suite comprising panelled bath with shower attachment, separate shower cubicle with twin head shower and glazed screens, vanity wash basin with cupboards under and low suite w.c. Part tiled walls, underfloor heating, chrome heated towel rail and extractor fan.

BEDROOM TWO

A further grandly proportioned bedroom with windows to the front taking full advantage of the long distance views over the town towards Horbury and beyond. Two double central heating radiators and feature former fireplace with tiled surround.

BEDROOM THREE

Window to the rear and central heating radiator.

FAMILY BATHROOM/W.C.

Frosted window to the rear and fitted to a high standard comprising wide bath with shower attachment, separate shower cubicle with twin head showers and glazed doors, pedestal wash basin and low suite w.c. Chrome ladder style heated towel rail, underfloor heating, tiled walls and extractor fan.

BOILER ROOM

Housing a wall mounted Ideal gas fired central heating boiler providing the heating to the central heating radiators and upper floors hot water. Pressurised hot water cylinder and frosted window to the rear.

SECOND FLOOR LANDING

Small landing with access to the eaves storage area.

BEDROOM FOUR

Window to the front, characterful sloping beamed ceilings and two central heating radiators.

DRESSING ROOM

Two double fronted fitted wardrobes and further range of eaves storage cupboards. Velux rooflight and central heating radiator. Door to the fully boarded attic room.

ATTIC ROOM

Light and power providing ample storage.

EN SUITE SHOWER ROOM/W.C.

Velux rooflight set into the sloping ceiling to the rear and fitted with a three piece white and chrome suite comprising wide shower cubicle with glazed doors, vanity wash basin with cupboards under and low suite w.c. with concealed cistern. Electric shaver socket, chrome ladder style heated towel rail and extractor fan.

BEDROOM FIVE

Two windows to the rear, double central heating radiator and access to the eaves storage voids. Characterful sloping beamed ceiling.

EN SUITE W.C.

Low suite w.c. and vanity wash basin with cupboards under. Extractor fan and electric shaver socket.

OUTSIDE

To the front the property has beautifully tended formal gardens with an expansive lawn surrounded by well stocked shrub borders and a gazebo. Stone paved patio areas step up to a stone paved sitting area immediately to the front of the house. Electric gates provide access to the driveway which provides ample parking space to the rear where there is a broader parking and turning area, in front of the garage block. To the rear of the house there is a further well tended garden with a good level lawn, paved and gravelled sitting areas, a greenhouse, shed and a lovely open breeze house, ideal for outside entertaining. To the rear of the garage is a further potting area and log store.

GARAGE BLOCK

Two automated up and over doors to the garaging area and a separate workshop/storage room with a personal door to the side.

COUNCIL TAX BAND

The council tax band for this property is G.

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.

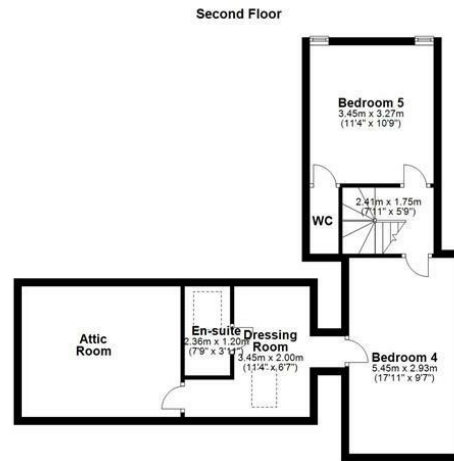
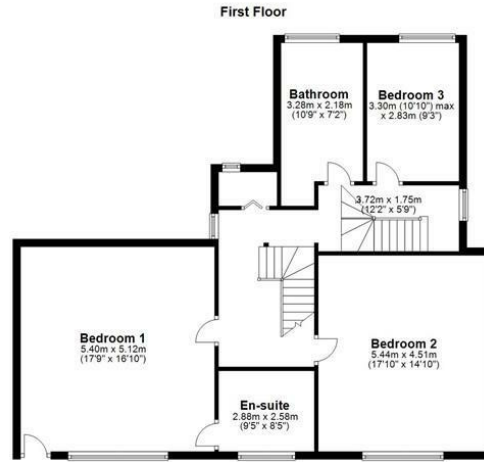
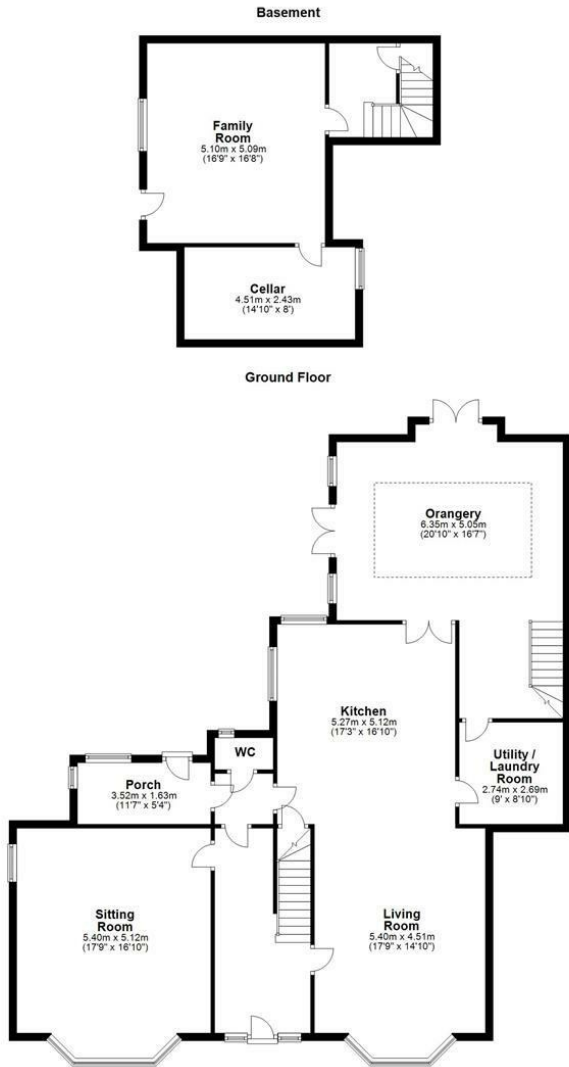
VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.

COUNCIL TAX BAND

The council tax band for this property is TBC.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D	59		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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