



Willow Dene, Westfield
Ossett



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Ossett, WF5 8JH



Set peacefully at the end of a private gravelled track, this beautifully extended four bedroom detached home exudes elegance and luxury, occupying a generous plot with spacious interiors and landscaped tiered gardens, perfectly suited to refined family living.

Tucked away at the end of a private gravelled track and occupying a prominent and generous plot is this beautifully extended four bedroom detached family home, offering spacious and versatile accommodation throughout with an attractive tiered rear garden.

Accessed via a welcoming entrance hall, the ground floor comprises a comfortable lounge with access to the cellar, a formal dining room, and an impressive open plan kitchen/dining/living space. This extended area features modern shaker style units and a cosy sitting area, creating a true hub for family living, leading to a separate utility room and a versatile office space, ideal for those working from home. Additional ground floor features include a rear porch, double garage, cloakroom, and a guest w.c. To the first floor, a spacious landing gives access to four well proportioned bedrooms, including a principal bedroom with en suite facilities, along with a modern three piece family bathroom. Externally, the property is approached via a timber gate leading to a sweeping driveway that wraps around the house and provides ample off street parking in front of the double garage with two electric Hormann roller doors. The front garden is laid to lawn and thoughtfully landscaped with mature planting. To the rear, the enclosed tiered garden includes a paved patio ideal for al fresco dining, lawned areas, allotment-style beds, perfect for those seeking a semi-rural lifestyle.

Located in a sought after area of Ossett, the property is ideally positioned for access to a range of local amenities including shops, well regarded schools, and Ossett's popular twice weekly market. Excellent transport links are close by, with convenient access to local bus routes and the M1 motorway network, making it ideal for commuters.

A rare opportunity to acquire a substantial and flexible family home in a desirable setting offering further potential to extend/develop subject to consent and an early viewing is highly recommended to fully appreciate the space, quality, and lifestyle on offer.





ACCOMMODATION

ENTRANCE HALL

Timber framed front entrance door, coving to the ceiling, stairs to the first floor landing, dado rail, central heating radiator, doors to the lounge and formal dining room.

LOUNGE

Two UPVC double glazed windows to the front and side, two central heating radiators, coving to the ceiling, picture rail, wood burning stove with limestone hearth and mantle with exposed brick surround. Door through to the hallway with access to the cellar and office.

CELLAR

Power and light.

FORMAL DINING ROOM

UPVC double glazed window to the front, coving to the ceiling, ceiling rose, picture rail, central heating radiator and door to the open plan kitchen/dining/living room.

OFFICE

UPVC double glazed frosted door to the rear porch, set of sliding doors to the open plan kitchen/dining/living room, spotlights, two double glazed timber framed windows to the side and rear. The property benefits from full fibre broadband offering speeds of up to 900Mbps, ideal for those seeking a work from home space.

OPEN PLAN KITCHEN/DINING/LIVING ROOM

Range of shaker style wall and base units with 'Welsh blue' slate work surface over, inset stainless steel sink and drainer with mixer tap, space and plumbing for a Range style cooker with extractor hood, integrated dishwasher, space and plumbing for an American style fridge/freezer and ceramic double Belfast sink with mixer tap and Insinkerator. Fitted bench seat, four velux skylights, underfloor heating, doors through to the utility room and formal dining room, spotlights and a set of French doors to the front.

UTILITY ROOM

Range of wall and base units with laminate work surface over, ceramic double Belfast sink with mixer tap, space and plumbing for a washing machine and tumble dryer. Space for a fridge/freezer, chrome ladder style radiator, velux skylight, spotlights, underfloor heating, doors to the cloakroom and double garage.

DOUBLE GARAGE

Two electric roller doors with power and light.

CLOAKROOM

Timber double glazed stable door, underfloor heating, spotlights and door to the downstairs w.c.

W.C.

Timber framed double glazed frosted window to the side, concealed cistern low flush w.c., ceramic wash basin with mixer tap, underfloor heating, spotlights and extractor fan.

FIRST FLOOR LANDING

Double loft access, dado rail, arched double glazed frosted window to the side, doors to four bedrooms and house bathroom.

PRINCIPAL BEDROOM

Spotlights, central heating radiator, UPVC double glazed window to the front and door through to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.

Three piece suite comprising concealed cistern low flush w.c., ceramic wash basin with mixer tap and shower cubicle with shower head attachment and shower screen. Chrome ladder style radiator, spotlights, extractor fan and shaver socket point.





BEDROOM TWO

Two UPVC double glazed windows to the front, central heating radiator and wooden decorative fireplace.

BEDROOM THREE

Central heating radiator, two timber framed double glazed windows to the side and rear.

BEDROOM FOUR

Timber framed double glazed window to the rear and central heating radiator.

HOUSE BATHROOM/W.C.

Three piece suite comprising concealed cistern low flush w.c., ceramic wash basin with mixer tap and P-shaped bath with mixer tap and shower attachment. Timber framed double glazed frosted window and further UPVC to the side and rear, LED mirror, chrome ladder style radiator and extractor fan.

OUTSIDE

To the front of the property, a timber gate provides access onto a good sized attractive lawned garden with planted features and paved pathways. There is a driveway wrapping around the property to the rear providing generous off road parking for many vehicles. The driveway runs to the rear and provides access to the double garage with two electric Hormann roller doors. The rear garden is tiered, predominately laid to lawn incorporating planted beds, fruit plants and paved patio area, perfect for outdoor dining and entertaining. There is also an allotment area, the garden is fully enclosed by walls and timber fencing.

PLANNING PERMISSION

The property previously had planning permission for a first storey rear extension, link block and two storey garage block to existing detached dwellinghouse. This has now lapsed, details can be found on the Wakefield Council Planning Portal. Ref: 15/01736/FUL.

COUNCIL TAX BAND

The council tax band for this property is E.

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

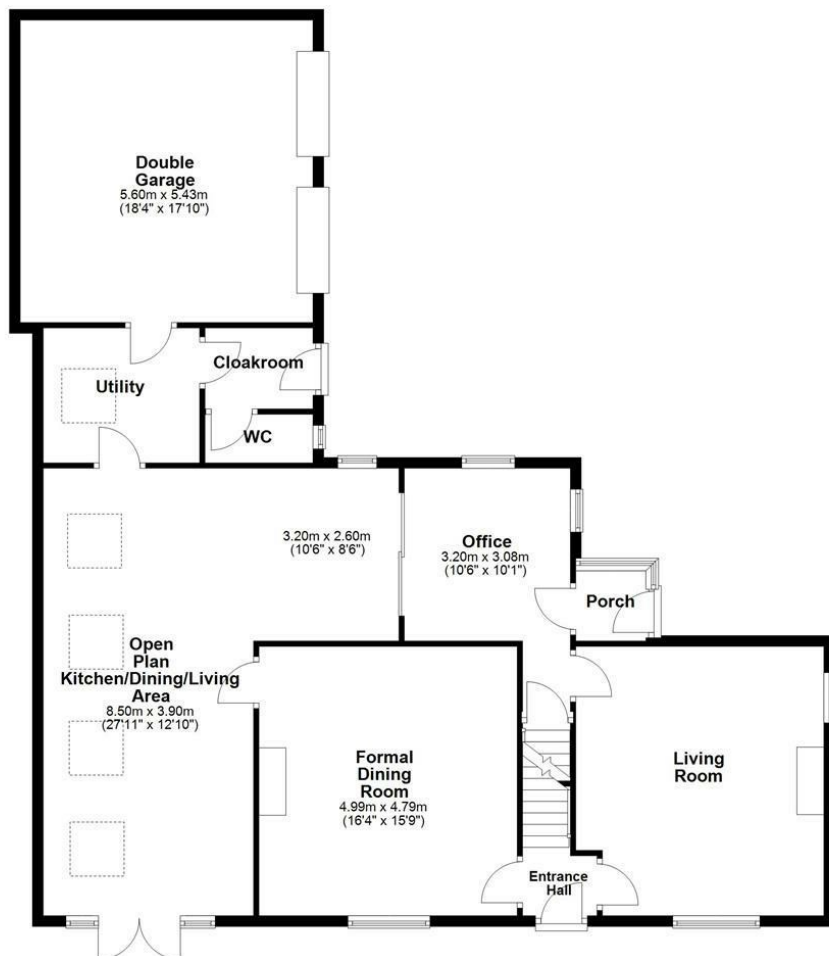
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.

EPC RATING

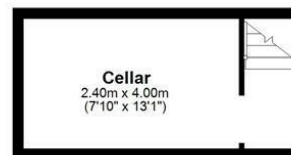
To view the full Energy Performance Certificate please call into one of our local offices.



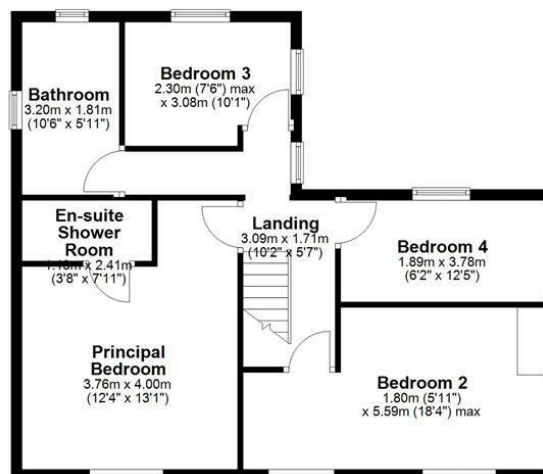
Ground Floor



Basement



First Floor



OTHER INFORMATION

IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	62	
(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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