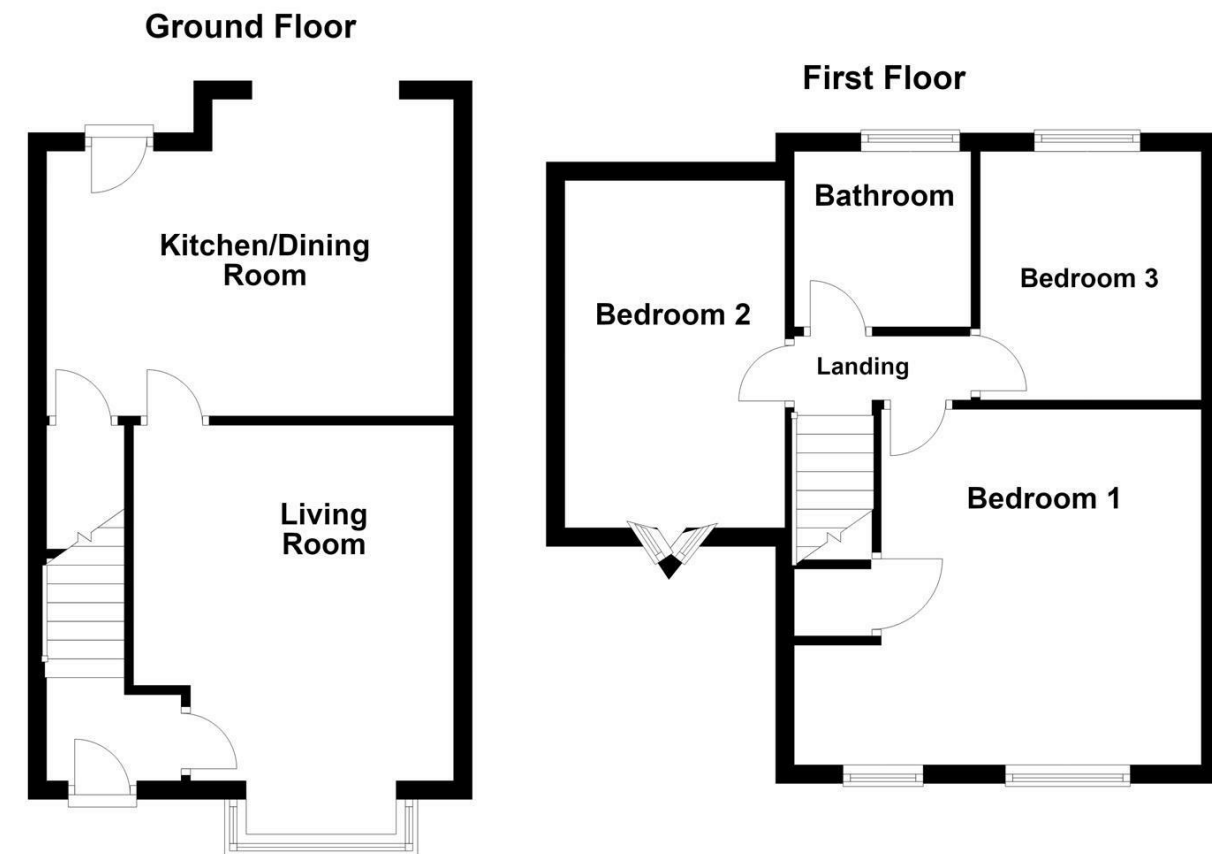




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2 Rydale Mews, Ossett, WF5 8PD

For Sale Freehold £250,000

Occupying a popular residential position is this attractive three bedroom semi detached family home in a sought after cul-de-sac location. Offering spacious and well proportioned accommodation, the property benefits from a generous living room, open plan kitchen diner, low maintenance garden to the rear and driveway parking.

The accommodation comprises a welcoming entrance hall leading through to the spacious living room, together with an open plan kitchen and dining room providing an excellent sociable space for everyday family life and entertaining. To the first floor are three well proportioned bedrooms together with the main family bathroom. Externally, the property benefits from a low maintenance rear garden and driveway parking.

The property enjoys an appealing setting surrounded by delightful countryside, providing excellent opportunities for walking and outdoor recreation, while remaining particularly well placed for commuters. Junction 40 of the M1 motorway provides convenient access to the wider motorway network. The village itself offers a good range of everyday amenities and facilities, including a junior and infant school, church, post office, local shops and public house, together with public transport connections.

This attractive property represents an excellent opportunity for couples and growing families alike. An early viewing is highly recommended to fully appreciate the accommodation, setting and potential this family home has to offer.

IMPORTANT NOTE TO PURCHASERS

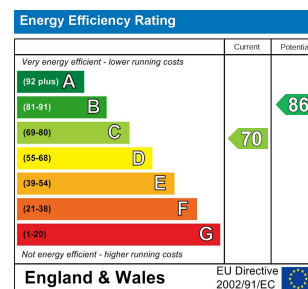
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact 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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*your home may be repossessed if you do not keep up repayments on your mortgage



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ACCOMMODATION

ENTRANCE HALL

Front facing entrance door leading into the entrance hallway. Carpeted staircase providing access to the first floor landing and door leading through to the living room.

LIVING ROOM

12'4" x 9'8" [3.78m x 2.97m]

UPVC double glazed leaded bay window overlooking the front elevation and carpeted flooring. Television point and access through to the kitchen.



KITCHEN

14'7" x 11'5" [4.45m x 3.50m]

Fitted with a stylish range of wall and base units with complementary work surfaces over, incorporating a one and a half bowl stainless steel sink and drainer with mixer tap. Integrated dishwasher, built-in electric oven and four ring hob with coloured splashback and extractor hood above. Space for a freestanding fridge freezer and space and plumbing for an automatic washing machine. Part tiled walls, laminate flooring, useful breakfast bar and central heating radiator. Rear facing UPVC double glazed leaded window and UPVC double glazed door opening onto the rear garden.



FIRST FLOOR LANDING

Doors provide access to three bedrooms and the house bathroom.

BEDROOM ONE

14'7" x 12'4" [4.47m x 3.76m]

Two front facing UPVC double glazed windows. Built-in cupboard positioned over the stair bulkhead.



BEDROOM TWO

8'9" x 8'0" [2.67m x 2.46m]

Rear facing UPVC double glazed leaded window, carpeted flooring and double central heating radiator.



BEDROOM THREE

10'9" x 9'3" [3.30m x 2.84m]

Front facing UPVC double glazed leaded window and double central heating radiator.

HOUSE BATHROOM

6'3" x 5'4" [1.93m x 1.65m]

Fitted with a three piece suite comprising panelled bath with shower over, pedestal wash basin and low flush W.C. Part tiled walls, vinyl floor tiles, double

central heating radiator and rear facing frosted UPVC double glazed window.



OUTSIDE

To the front is a driveway providing ample off road parking together with a low maintenance garden. To the rear is an enclosed and low maintenance garden which is mainly paved and enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is C.

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.