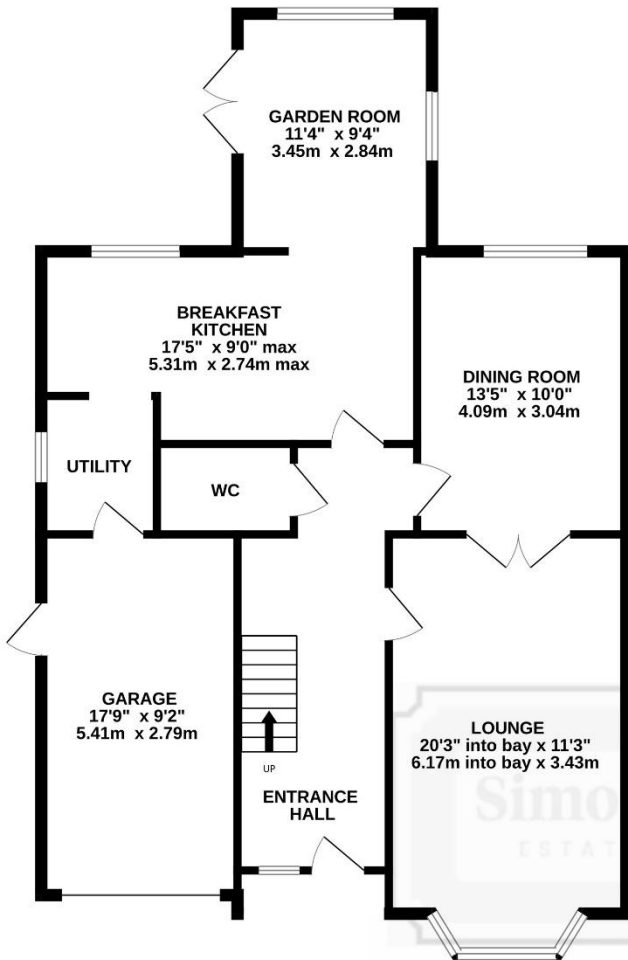


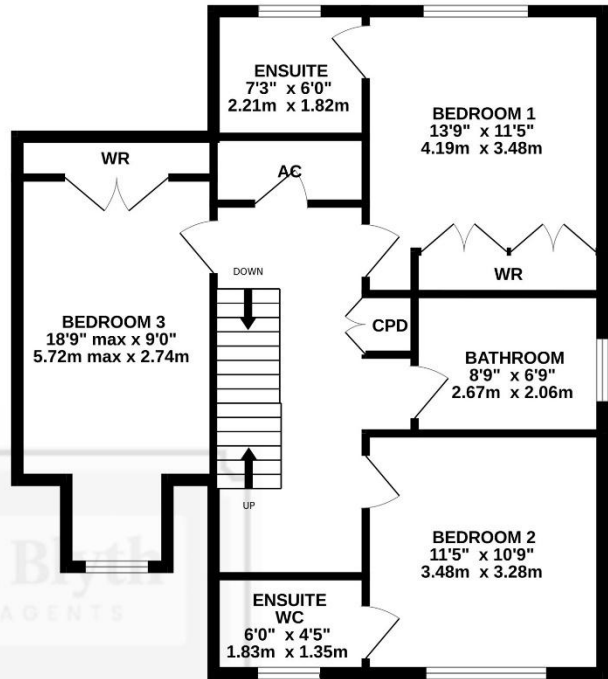


6 CONSTABLE DRIVE, OSSETT, WF5 8DH

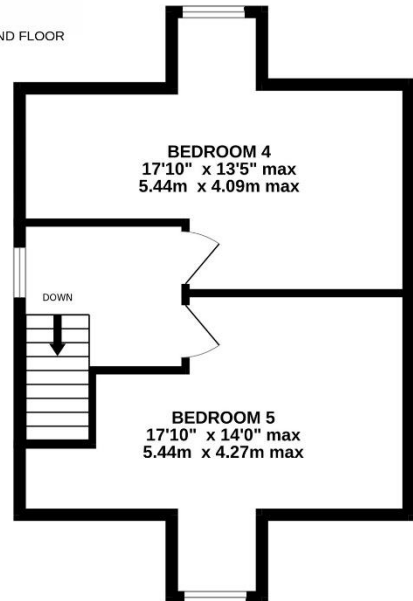
GROUND FLOOR



1ST FLOOR



2ND FLOOR



CONSTABLE DRIVE

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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PROPERTY DESCRIPTION

A PARTICULARLY SPACIOUS, EXECUTIVE, DETACHED FAMILY HOME, BOASTING FIVE DOUBLE BEDROOMS, THREE RECEPTION ROOMS, AND TWO BEDROOMS WITH ENSUITE FACILITIES. TUCKED AWAY IN A FABULOUS DEVELOPMENT IN THE SOUGHT AFTER VILLAGE OF OSSETT, IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO THE VILLAGE CENTRE WHICH OFFERS AN ARRAY OF AMENITIES AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS. THE PROPERTY OFFERS SPACIOUS AND VERSATILE ACCOMMODATION ACROSS THREE FLOORS, DRIVEWAY AND SPACIOUS GARAGE AND PLEASANT REAR GARDEN WITH PATIO AND LAWN.

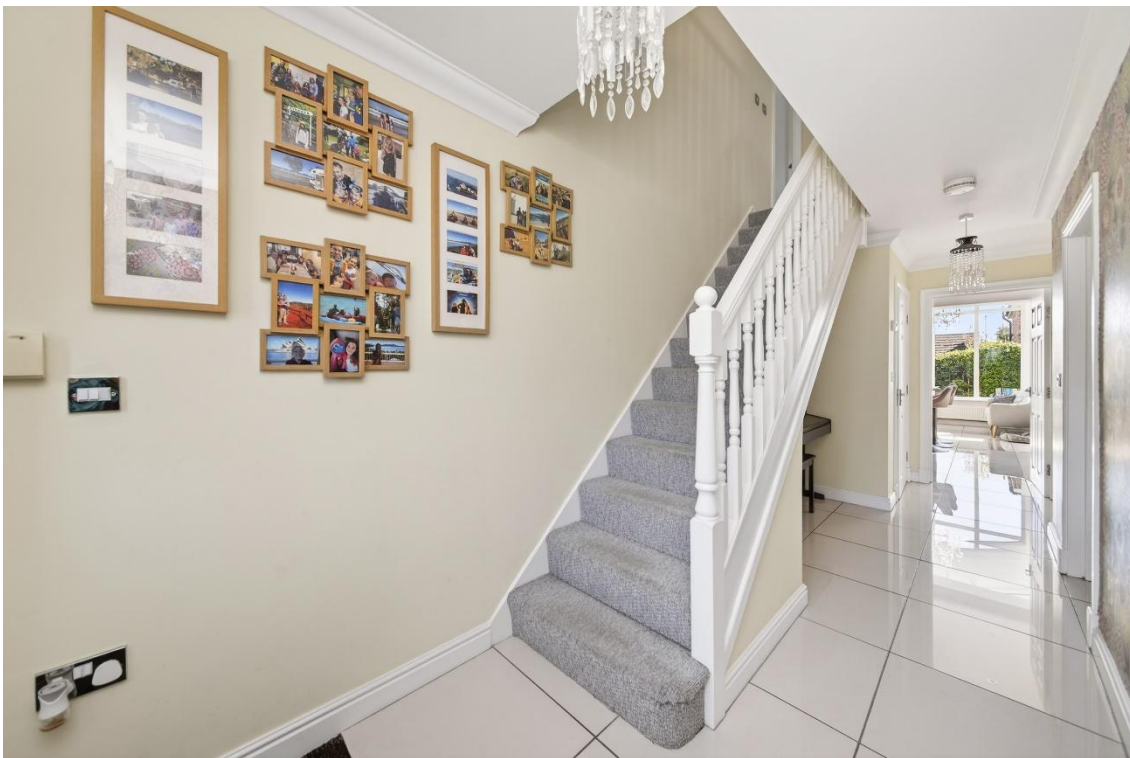
The accommodation briefly comprises of entrance hall, downstairs WC, lounge with bay window, formal dining room, breakfast kitchen room which is open plan to the garden room with impressive, vaulted ceiling and glazed gable window, utility room and integral garage to the ground floor. To the first floor there are three double bedrooms, two with ensuite facilities and the house bathroom. To the second floor there are two generous double bedrooms. Externally is a double driveway to the front, to the rear is a fantastic, enclosed garden with lawn and flagged patio ideal for alfresco dining.

Offers Around £570,000

GROUND FLOOR

ENTRANCE HALL

Enter into the property through a double-glazed front door with obscure glazed inserts into the entrance hall. There is an adjoining double-glazed window to the front elevation providing a wealth of natural light. There is decorative coving to the ceiling, attractive tiled flooring, a radiator and two ceiling light points. The entrance hall has multipaneled doors providing access to the lounge, formal dining room, open plan breakfast kitchen and garden room, downstairs W.C. and there is a recessed alcove under the stairs which is an ideal study space. The carpeted staircase with wooden banister and traditional spindle balustrade proceeds to the first floor.



DOWNSTAIRS W.C.

The downstairs W.C. features a modern contemporary two-piece suite which comprises of a low-level W.C. with push button flush and a broad pedestal wash hand basin with cascading waterfall mixer tap. There is high gloss brick effect tiling to the splash areas, wood effect tiled flooring, a ceiling light point, radiator and an extractor fan.



LOUNGE

Measurements – 20'3" into bay x 11'3" (6.17m into bay x 3.43m)

As the photography suggests, the lounge is a generously proportioned light and airy reception room which features a double-glazed bay window to the front elevation. There is decorative coving to the ceiling, a central ceiling light point, two radiators and the focal point of the room is the electric fireplace with a granite inset and hearth and oak mantel surround. The lounge then has twin timber and glazed doors which proceed to the dining room.



DINING ROOM

Measurements – 13'5" x 10'0" (4.09m x 3.04m)

The formal dining room enjoys a wealth of natural light which cascades through the double-glazed bank of windows to the rear elevation which has a pleasant view out onto the gardens. There is decorative coving to the ceiling, a central ceiling light point, a radiator and a multi panel door provides access back into the entrance hall.



BREAKFAST KITCHEN/GARDEN ROOM

Breakfast kitchen measurements – 17'5" x 9'0" max (5.31m x 2.74m max)

Garden room measurements – 11'4" x 9'4 (3.45m x 2.84m)

The open plan breakfast kitchen/garden room is particularly light and airy with the attractive tiled flooring continuing from the entrance hall to the breakfast kitchen area. The kitchen has a wide range of fitted wall and base units with high quality gloss shaker style cupboard fronts and with complementary work surfaces over which incorporate a one and half bowl stainless steel sink and drainer unit and chrome mixer tap above. The kitchen is well equipped with high quality appliances which include a five-ring ceramic hob with ceramic splashback and canopy style cooker hood above, waist level double oven and an integrated fridge and freezer. There is a matching upstand to the work surface, under unit lighting, soft closing doors and drawers and a breakfast peninsula which continues through into the garden room. The kitchen area has inset spotlighting to the ceiling, a bank of double-glazed windows to the rear elevation, a radiator and a doorway leads into the utility room.





GARDEN ROOM AREA

The garden room enjoys a wealth of natural light with triple aspect banks of windows with a fabulous, glazed gable to the rear elevation, double glazed French doors to the side elevation and a further bank of double-glazed windows to the other side. Additionally, there are two sky light windows to the roof line, a vaulted ceiling with central chandelier point, a radiator and fabulous views on to the property's gardens and grounds.



UTILITY ROOM

The attractive tiled flooring continues from the kitchen into the utility which has fitted wall and base units with high gloss shaker style cupboard fronts and complementary work surfaces over with matching upstand. There is a double-glazed window to the side elevation, a built-in dishwasher and an integrated washing machine. There is inset spotlighting to the ceiling, a radiator and a multi panel door leads through to the integral garage.

GARAGE

Measurements – 17'9" x 9'2" (5.41m x 2.79m)

The integral garage features an electric remote controlled up and over glazed garage door. There is lighting and power in situ, it also houses the wall mounted boiler and there is a double-glazed pedestrian access door with obscure glazed inserts to the side elevation. The garage is particularly spacious and features high ceilings with a useful mezzanine storage area.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first-floor landing which has multipaneled doors providing access to three generously proportioned double bedrooms, the house bathroom and enclosing the airing cupboard which has twin doors and fitted shelving in situ as well as enclosing the hot water cylinder cupboard which is particularly spacious and ideal for storage. There is a ceiling light point, a radiator and the carpeted staircase continues up to the second-floor landing with wooden banister and spindle balustrade.



BEDROOM ONE

Measurements – 13'9" x 11'5" (4.19m x 3.48m)

Bedroom one is at the rear of the property and is a particularly light and airy double bedroom which has ample space for free standing furniture and benefits from two banks of fitted wardrobes with twin doors. The wardrobes have hanging rails and shelving in situ. There is a central ceiling light point, a radiator, a bank of double glazed windows to the rear elevation and a multi panel door then gives access to the luxury en-suite shower room.



BEDROOM ONE EN-SUITE

Measurements – 7'3" x 6'0" (2.21m x 1.82m)

The fabulous modern contemporary shower room features a high-quality three-piece suite with comprises of a low-level W.C. with concealed cistern and push button flush which incorporates an oval wash hand basin with vanity cupboards beneath providing storage for toiletries and towels. There is attractive tiled flooring and contrasting tiling to the walls, inset spotlighting to the ceiling, a horizontal ladder style radiator, extractor fan and a bank of double-glazed windows with obscure glazed glass to the rear elevations.



BEDROOM TWO

Measurements – 11'5" x 10'9" (3.48m x 3.28m)

Bedroom two is a double bedroom which has ample space for free standing furniture. There is a bank of double-glazed window to the front elevation with present open aspect views on to the development, a central ceiling light point, a radiator and the room benefits from an en-suite W.C.



BEDROOM TWO EN-SUITE

Measurements – 6'0" x 4'5" (1.83m x 1.35m)

The en-suite W.C. features a two-piece suite comprising of a low-level W.C. with push button flush and a broad wash hand basin with chrome monobloc mixer tap and vanity cupboards beneath. There is tiling to dado height on the walls, a radiator, shaver point and extractor fan. Additionally, there is a double-glazed window with obscure glass to the front elevation and inset spotlighting to the ceiling and there is sufficient space to accommodate a shower cubicle.



BEDROOM THREE

Measurements – 18'9" x 9'0" (5.72m x 2.74m)

Bedroom three is a particularly spacious double bedroom with ample space for free standing furniture. There is a bank of double-glazed windows to the front elevations, a ceiling light point, a radiator and a loft hatch provides access to a useful attic space. Twin multi panel doors then enclose the spacious wardrobe which has hanging rails and shelving in situ.



HOUSE BATHROOM

Measurements – 8'9" x 6'9" (3.67m x 2.06m)

The house bathroom features a modern contemporary four-piece suite which comprises of a double ended panel bath, a fixed frame shower cubicle with thermostatic rain fall shower head and with separate handheld attachment, a low-level W.C. with push button flush. There is a broad wash hand basin with vanity cupboards beneath and chrome monobloc mixer tap, there is attractive tiled flooring and contrasting tiled flooring to the walls and splash areas, a chrome ladder style radiator and shaver point. Additionally, there is inset spotlighting to the ceilings, a bank of double-glazed windows with obscure glass and an extractor fan.



SECOND FLOOR LANDING

Taking the staircase from the first floor landing you reach the second floor which has a double-glazed window to the side elevation with pleasant views of Ossett church and roof tops. There is a ceiling light point, a radiator, a wooden banister with spindle balustrade over the stairwell head and multi panel doors then give access to bedrooms four and five.



BEDROOM FOUR

Measurements –
17'10" x 13'5" (5.44m
x 4.09m)

Bedroom four is a light and airy double bedroom which has ample space for free standing furniture. There is a ceiling light point, a radiator, double glazed windows to the rear elevation which has fantastic views out to the distance.



BEDROOM FIVE

Measurements – 17'10" x 14'0" (5.44m x 4.27m)

Bedroom five is situated at the front of the property and again is a generous proportioned double bedroom which has ample space for free standing furniture, there is a bank of double-glazed windows to the front elevation, a ceiling light points and radiator and a loft hatch provides access to a secondary useful attic area. The attic space has a drop-down ladder and is boarded ideal for additional storage.



OUTSIDE

FRONT EXTERNAL

Externally to the front there is a driveway providing off street parking for multiple vehicles with low maintenance flower and shrub beds, a sheltered covering over the front door. There is a gate down the side of the property which encloses the rear garden.

REAR EXTERNAL

Externally to the rear is a spacious rear garden with flagged patio area ideal for alfresco dining and BBQ'ing, the rear garden is laid predominately to lawn with well stocked flower and shrub beds and with a raised decked area at the bottom of the garden which enjoys the afternoon sun.







ADDITIONAL INFORMATION

EPC rating - D

Property tenure – Freehold

Local authority – Wakefield Metropolitan District Council

Council tax band – E

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

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OFFICE OPENING TIME

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Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 15/04/2026



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