Netherley Brow, Ossett

2 Bedrooms, 1 Bathroom, Detached Bungalow

Asking Price Of £285,000

MARTIN&CO

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- **A TWO BEDROOM DETACHED BUNGALOW**
- **SPACIOUS ACCOMMODATION**
- **WHITE HIGH GLOSS FITTED BREAKFAST KITCHEN**
- **RECENTLY FITTED WET ROOM/WC**

Martin & Co - Wakefield are delighted to bring to the sales market this attractive two double bedroom detached bungalow, occupying a pleasant cul-de-sac position within the highly sought-after town of Ossett. Offering spacious and well-proportioned accommodation throughout. The property would benefit from a degree of cosmetic improvement, including redecoration and replacement flooring and this has been reflected in the price. Early viewing essential.

ENTRANCE HALL A welcoming and generously proportioned L-shaped entrance hall featuring two central heating radiators, coving to the ceiling, and a PVCu double glazed side entrance door with matching double glazed side panel, allowing an abundance of natural light. The hallway provides access to the spacious lounge, breakfast kitchen, utility/side entrance, two well-proportioned double bedrooms, and the contemporary wet room/WC, with its excellent layout enhancing the property's overall sense of space and flow.

LOUNGE 17' 9" x 12' 0" (5.41m x 3.66m) A bright and well-proportioned lounge positioned to the front of the property, featuring an attractive electric coal-effect fire inset within an elegant composite marble fireplace with matching hearth. Additional features include a central heating radiator, decorative coving to the ceiling, a PVCu double glazed obscure side window, and a PVCu double glazed bow window with a deep display sill to the front elevation, allowing an abundance of natural light to fill the room.

BREAKFAST KITCHEN 11' 6" x 9' 4" (3.51m x 2.84m) A well-appointed breakfast kitchen, fitted with an extensive range of contemporary white high-gloss wall, base and drawer units complemented by contrasting work surfaces incorporating a one and a half bowl single drainer sink unit with mixer tap. Integrated

appliances include a four-ring stainless steel gas hob with matching splashback and extractor canopy above, together with a built-in eye-level oven and grill. Further features include a wall-mounted Worcester gas combination boiler, space for a tall-style fridge/freezer, a central heating radiator, decorative coving to the ceiling, wood-effect vinyl flooring, and a PVCu double glazed window overlooking the front garden, allowing plenty of natural light. Positioned to the front of the property.

UTILITY ROOM/SIDE ENTRANCE 8' 4" x 5' 1" (2.54m x 1.55m) A practical utility room with a side entrance, offering plumbing and space for both a washing machine and tumble dryer, together with a range of fitted wall units providing useful additional storage. Further features include a central heating radiator, decorative coving to the ceiling, tile-effect vinyl flooring, and a PVCu double glazed stable-style side entrance door, providing convenient access to the outside. Positioned to the side of the property.

BEDROOM ONE 13' 7" x 9' 11" (4.14m x 3.02m) A principal bedroom positioned to the rear of the property, benefiting from a range of fitted wardrobes with part mirrored doors and matching overhead storage cupboards, providing excellent built-in storage. Further features include a central heating radiator, coving to the ceiling, and a PVCu double glazed window overlooking the rear.

BEDROOM TWO 9' 11" x 9' 11" (3.02m x 3.02m) A second double bedroom positioned to the rear of the property, featuring a range of fitted wardrobes and drawers with part mirrored doors, offering excellent built-in storage. Additional features include a central heating radiator, coving to the ceiling, and a PVCu double glazed window overlooking the rear.

WET ROOM/WC 8' 2" x 8' 2" to widest point (2.49m x 2.49m) A recently installed contemporary wet room, thoughtfully designed with both style and practicality in mind. The suite comprises a wall-mounted Mira Advance shower, a floating wash hand basin, and a low

flush WC. Complemented by fully tiled walls and non-slip wet room flooring with an integrated floor drain, the room also benefits from a chrome ladder-style heated towel radiator, extractor fan, PVCu panelled ceiling, and two PVCu double glazed obscure windows, providing excellent natural light whilst maintaining privacy.
Positioned to the rear of the property

OUTSIDE To the front, the property enjoys a mature lawned garden complemented by a variety of established shrubs creating an attractive approach. A long concrete driveway extends along the side of the property, providing ample off-street parking and leading down to a detached single brick-built garage with an up-and-over door.
The fully enclosed rear garden has been thoughtfully designed for ease of maintenance, being predominantly paved and finished with decorative pebbled areas, offering an ideal space for outdoor seating and entertaining. A brick-built outbuilding provides two useful storage rooms, enhancing the property's practicality. A paved pathway continues around the opposite side of the bungalow, providing convenient access to the utility/side entrance, with a further full-height timber gate leading back to the front garden.

ADDITIONAL INFORMATION
These particulars, whilst believed to be accurate, are set out as a general outline of the property only for guidance and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of fact or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this Firm's employment has the authority to make or give any representation or warranty in respect of the property.
We are required by law to conduct anti-money laundering checks on all those selling or buying a property as prescribed by the Money Laundering Regulations 2017. We retain responsibility for ensuring checks

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