



## 17a Prospect Road, Ossett - WF5 8AE

£275,000 Freehold

A period style semi detached home with useful outbuilding with electrical supply perfect for entertaining, in a central location, oozing original features, stunning open plan kitchen/diner, two double bedrooms, home office.

**Entrance Reception Hallway**

With composite entrance door with stained glass skylight, feature original open staircase, laminate wood flooring, central heating radiator, access to useful keeping cellar providing excellent storage.

**Living Room**

14' 10" x 13' 2" (4.52m x 4.02m)

Having feature timber mantle, tiled inset and mirror over, cornicing to the ceiling, double glazed window, central heating radiator.

**Open Plan Kitchen/Diner**

15' 11" x 12' 1" (4.85m x 3.69m)

Having feature double glazed bay window overlooking the rear garden, recess storage cupboards, a range of shaker style fronted wall and base units, contrasting worktop areas, tiling between the worktops and wall units, colour co-ordinated sink unit, monobloc tap fitment, fitted oven and hob with extractor hood over, plumbing for automatic washing machine and dishwasher, rear entrance door.

**Stairs lead to First Floor Landing****House Bathroom**

Comprising wash hand basin set in marble vanity unit, low flush w/c, panelled bath with shower over and shower screen, half tiling to the walls, double glazed window, chrome heated towel rail.

**Bedroom to Rear**

12' 5" x 12' 0" (3.78m x 3.67m)

With fitted cupboards containing central heating boiler, period style fire surround, double glazed window.

**Bedroom to Front**

14' 11" x 13' 3" (4.54m x 4.05m)

Having period style fire surround, double glazed window, central heating radiator.

**Home Office/Walk-in Wardrobe**

4' 7" x 7' 1" (1.40m x 2.15m)

With double glazed window, central heating radiator.

**Outside**

The property has off street parking to the front, to the rear on foot access to the rear garden being mainly laid to lawn with mature shrubs retaining a high degree of privacy with paved patio area. Large brick built out building (5.81m x 3.60m) having two double glazed windows, seating providing excellent entertaining space or ideal for those wishing to work from home.





GROUND FLOOR

1ST FLOOR



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