



**£485,000**

**TENURE : FREEHOLD**

**Manor Court, Ossett, WF5**

**Bedrooms : 4**

**Bathrooms : 2**

**Reception Rooms : 3**

**Detached four-bedroom family home**

**Generous lounge with feature fireplace and patio doors to the garden**

**Spacious open-plan kitchen/dining room with central island**

**Separate study/home office**

**Bright conservatory overlooking the rear garden**

**Utility room with additional storage and external access**

**Movenowproperties.com LTD**  
**10 Rishworth street, Wakefield, WF1 3BY**  
**info@movenowproperties.com |**

**01924 249349**

**Website:**

**MoveNow Properties**

Movenowproperties are proud to present this beautifully presented four-bedroom detached family home offers spacious and versatile accommodation throughout, perfectly suited to modern family living. Featuring a generous lounge, impressive open-plan kitchen/dining room with central island, separate study, conservatory, utility room, garage and driveway parking, the property combines practicality with comfortable living. Upstairs offers four well-proportioned bedrooms, including a principal bedroom with en-suite, alongside a stylish family bathroom. Externally, the home benefits from an enclosed rear garden designed for entertaining and family enjoyment.

**Ground Floor**

**Entrance Porch**

A convenient entrance porch offering storage for shoes and coats with internal door leading to entrance hall.

**Entrance Hall**

A welcoming entrance hall providing access to the principal ground floor rooms, creating an excellent first impression with a bright and spacious feel.

**Living Room**

**Measurements: 14'11" x 14'8" (4.55m x 4.47m)**

Situated to the rear of the property, this generous family lounge offers an inviting space to relax and entertain. Featuring attractive solid wood flooring, a feature fireplace and 2 radiators, the room is flooded with natural light from the patio doors, which open directly onto the rear garden, seamlessly connecting indoor and outdoor living.

**Kitchen / Dining Room**

**Measurements: 20'6" x 13'6" (6.24m x 4.12m)**

The heart of the home is this impressive open-plan kitchen and dining area. The modern fitted kitchen offers a range of wall and base units with ample worktop space, integrated gas hob and a stylish central island with breakfast seating, ideal for casual dining and socialising. Tiled flooring in the kitchen provides practicality, while the dining area benefits from warm wooden flooring, creating a welcoming family space with plenty of room for a large dining table. Double doors open into the conservatory, while a separate door provides access to the utility room.

**Utility Room**

**Measurements: 7'8" x 5'7" (3.34m x 1.70m)**

Conveniently located off the kitchen, the utility room is fitted with additional cabinetry, a sink and work surfaces, together with plumbing for a washing machine, tumble dryer and space for further appliances, helping to keep the main kitchen clutter free.

**Study**

**Measurements: 8'8" x 7'5" (2.64m x 2.26m)**

Positioned at the front of the property, the study offers a versatile room ideal for home working, a playroom or additional reception space. Finished with wooden flooring, it enjoys plenty of natural light.

**Conservatory**

**Measurements: 12'8" x 10'5" (3.87m x 3.17m)**

Accessed from the dining area, the bright conservatory provides an excellent additional reception room. Surrounded by windows and finished with tiled flooring, it enjoys pleasant views over the rear garden, with double doors opening directly onto the patio, making it perfect for entertaining during the warmer months.

### **Downstairs WC**

**Measurements: 5'8" x 5'9" (1.73m x 0.85m)**

A useful cloakroom comprising a WC and wash hand basin, complemented by a window providing natural light and ventilation.

## **First Floor**

### **Principal Bedroom**

**Measurements: 14'11" x 11'7" (4.54m x 3.52m)**

Located at the front of the property, the spacious principal bedroom offers a peaceful retreat with carpeted flooring and ample space for wardrobes and bedroom furniture. The room further benefits from its own private en-suite shower room.

### **En-Suite**

**Measurements: 5'9" x 3'2" (1.74m x 0.97m)**

A well-appointed en-suite comprising a shower enclosure, WC and wash hand basin, providing convenience and privacy for the principal bedroom.

### **Bedroom Two**

**Measurements: 11'5" x 10'3" (3.47m x 3.12m)**

A generous double bedroom with carpeted flooring, offering plenty of space for wardrobes and additional furniture, making it ideal for family members or guests.

### **Bedroom Three**

**Measurements: 9'8" x 8'8" (2.95m x 2.64m)**

Another well-proportioned double bedroom featuring carpeted flooring and excellent versatility for family living.

### **Bedroom Four**

**Measurements: 9'10" x 7'10" (3.00m x 2.38m)**

A comfortable fourth bedroom with carpeted flooring, ideal as a child's bedroom, guest room or additional home office.

### **Family Bathroom**

**Measurements: 7'6" x 5'6" (2.29m x 1.67m)**

A spacious family bathroom fitted with a panelled bath, separate shower enclosure, WC and wash hand basin. Finished with tiled walls, the room provides both style and practicality for everyday family life.

### **Outside**

To the front of the property is a private drive offering parking for several vehicles.

To the rear of the property is a private enclosed low maintenance garden with well established shrubs, artificial turf and fenced boundaries. Access from the side leads to the front along with outdoor tap and door providing access to the garage.

### **Garage**

**Measurements: 17'1" x 16'6" (5.21m x 5.03m)**

Located to the front of the property, the double garage offers secure parking, excellent storage or workshop potential.

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**Front**

The property benefits from a private driveway providing off-road parking for multiple vehicles, alongside access to the garage.

**Rear Garden**

The enclosed rear garden has been thoughtfully designed for family enjoyment and entertaining. A generous, paved patio provides the perfect space for outdoor dining and summer gatherings, while the low-maintenance artificial lawn offers a safe area for children to play, all enjoying a good degree of privacy.

**Location**

Situated in the popular and well-established town of Ossett, Manor Court enjoys a peaceful residential setting while remaining within easy reach of a wide range of everyday amenities. The location is ideal for those seeking a quieter lifestyle without compromising on convenience. Ossett town centre is just a short distance away and offers a great selection of independent shops, supermarkets, cafés, traditional pubs and everyday services. The nearby villages of Horbury and Wakefield city centre provide an even wider choice of restaurants, leisure facilities and retail outlets. Commuters are well catered for, with excellent transport links to Wakefield, Leeds, Huddersfield and the wider motorway network via the M1 and M62, making this an ideal location for professionals and families alike. Combining a peaceful residential environment with excellent local amenities, beautiful countryside walks and superb commuter connections, Manor Court is perfectly positioned to enjoy the very best of both town and country living.

EPC Rating: D

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band E

Property Type: Detached

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

Broadband connection All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Off road.

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

Coal mining area West Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

### **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**

For further information or to arrange a viewing please contact our offices directly.

### **Free valuations**

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

### **Agents Note**

- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

### **DISCLAIMER:**

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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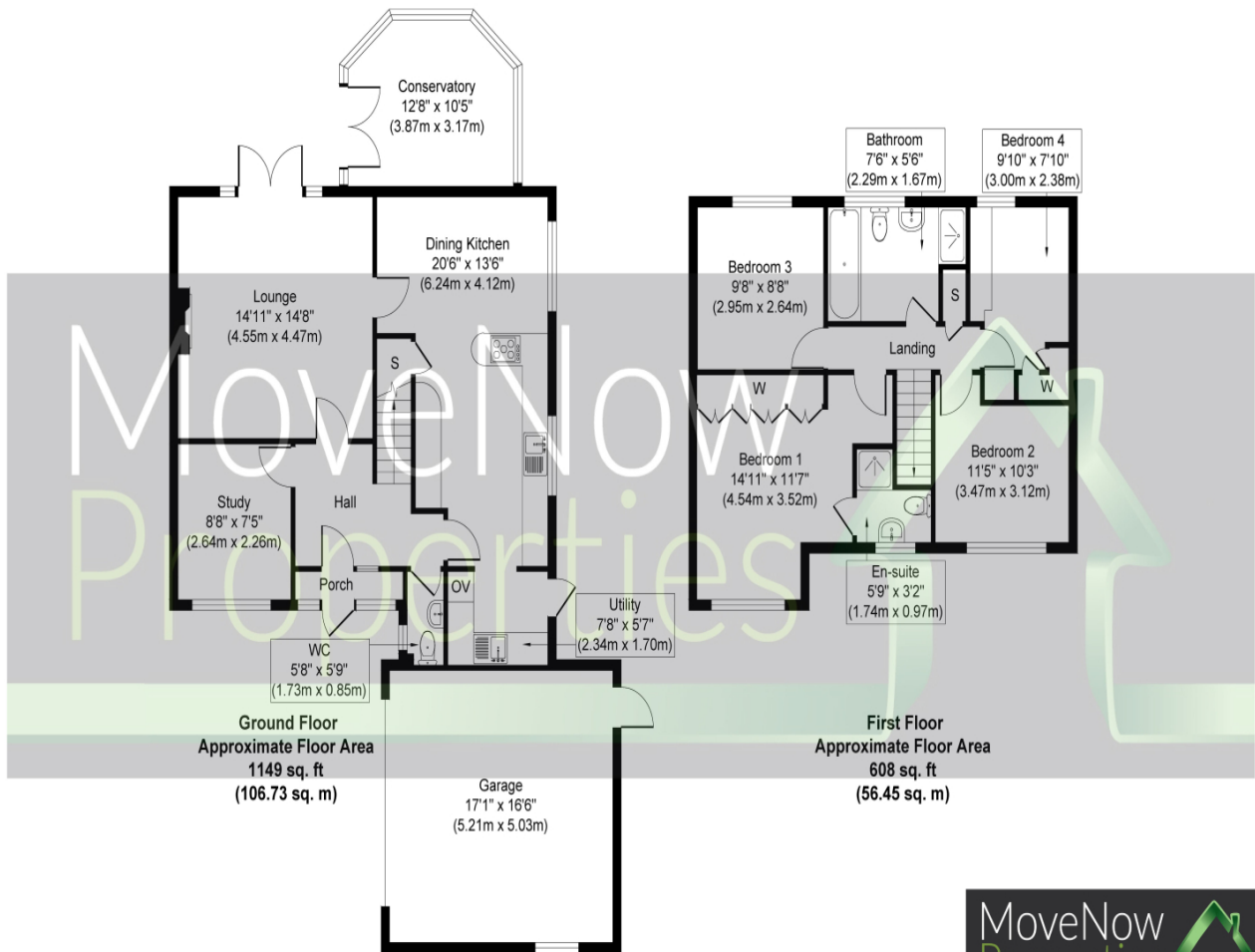




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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 61                      | 71        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

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