



£280,000

TENURE : FREEHOLD

Bretby Avenue, Ossett, WF5

Bedrooms : 4

Bathrooms : 2

Reception Rooms : 1

Four bedroom semi-detached property arranged over three floors

Spacious kitchen/diner with integrated appliances

Bright and airy living room with patio doors to garden

Downstairs WC

Modern family bathroom and ensuite to master bedroom

Fitted wardrobes to multiple bedrooms

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

01924 249349



Website: <https://movenowproperties.com>

MoveNowProperties are proud to present this beautifully presented four-bedroom semi-detached family home, set across three spacious floors and offering modern living accommodation throughout. The property benefits from off-road parking with EV charger, enclosed rear garden and a full alarm system, making it ideal for growing families and professional buyers alike.

Ground Floor

Entrance Hall

A welcoming entrance hall accessed via composite front door, featuring wood-effect laminate flooring, radiator and useful storage housing gas boiler. Stairs rise to the first floor with doors leading to the living room, kitchen/diner and downstairs WC.

Kitchen / Diner

Measurements: 15'7" x 9'5" (4.74m x 2.87m)

A modern fitted kitchen offering a range of wall and base units with complementary work surfaces and glass upstands, Includes integrated fridge freezer, dishwasher, washing / dryer, electric oven, ceramic hob with extractor hood and stainless steel sink with mixer tap. Finished with tiled flooring, recessed spotlights and skirting lighting, radiator and double-glazed window overlooking the front elevation. Ample space for family dining.

Living Room

Measurements: 16'4" x 10'8" (4.98m x 3.24m)

A spacious and well-lit living room featuring wood-effect laminate flooring, 2 radiators and recessed spotlights. Patio doors with glazed side panels open out onto the enclosed rear garden, creating an excellent indoor-outdoor entertaining space.

Downstairs WC

Convenient cloakroom comprising low level WC and pedestal wash basin with tiled splashback, radiator and recessed spotlight.

First Floor

Landing

Carpeted landing with handrail, access to storage cupboard housing hot water tank and doors leading to bedrooms two, three, four and the family bathroom.

Bedroom Two

Measurements: 13'11" x 8'11" (4.25m x 2.73m)

A generous double bedroom with carpet flooring, radiator and double-glazed window overlooking the rear. Fitted mirrored sliding wardrobes with recessed spotlights above.

Bedroom Three

Measurements: 12'4" x 8'9" (3.76m x 2.67m)

A double bedroom with carpet flooring, radiator and double-glazed window to the front elevation.

Bedroom Four

Measurements: 10'8" x 7'1" (3.26m x 2.16m)

A well-proportioned bedroom currently used as a dressing room with drawers, hanging rails and shelving. Carpet flooring, radiator and double-glazed window overlooking the rear.

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Family Bathroom

Measurements: 7'4" x 6'5" (2.24m x 1.96m)

Modern three-piece suite comprising bath with overhead mains shower and glass screen, WC and pedestal wash basin. Mirrored wall mounted cupboard, chrome towel radiator, recessed spotlights, tiled walls and flooring and frosted double-glazed window to the front.

Second Floor

Landing

Carpeted landing with radiator and access to the master suite.

Master Bedroom

Measurements: 17'5" x 12'5" (5.30m x 3.78m)

A beautifully appointed master bedroom occupying the entire top floor, featuring fitted wardrobes, carpet flooring, radiator and large double-glazed window to the front. Loft hatch with pull-down ladder provides access to a boarded loft for additional storage.

Ensuite

Measurements: 7'7" x 6'6" (2.30m x 1.97m)

Modern ensuite with walk-in shower enclosure, mains rainfall shower head, WC and wash basin with tiled splashback. Chrome towel radiator, tiled flooring and Velux window to the rear elevation.

Outside

To the side of the property is a private driveway providing off-road parking and EV charging point. Side gate also provides access to the rear garden.

The rear offers a pleasant enclosed low-maintenance garden with artificial turf, patio and raised decking seating area, enclosed by fencing – ideal for relaxing and entertaining.

Local Area

Situated in a popular residential area of Ossett, the property is ideal for commuters and families. The location offers:

Easy access to the M1 motorway (Junction 40) – perfect for Leeds & Wakefield travel

Nearby schools including well-regarded primary and secondary options

Close to Ossett town centre with supermarkets, cafés, restaurants and local shops

Short drive to Wakefield city centre and retail parks

Nearby parks and walking routes providing outdoor leisure opportunities

Regular public transport links to surrounding towns and cities

Early viewing is highly recommended to fully appreciate the space, condition and convenient location this home has to offer.

EPC Rating: B

Please contact us for further details of the full EPC

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Tenure: Freehold - An Annual maintenance fee is payable £90 per quarter.

Council Tax Band D

Property Type: Semi 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

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.

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** Several items of furniture at the property are available for sale, should a buyer be interested.

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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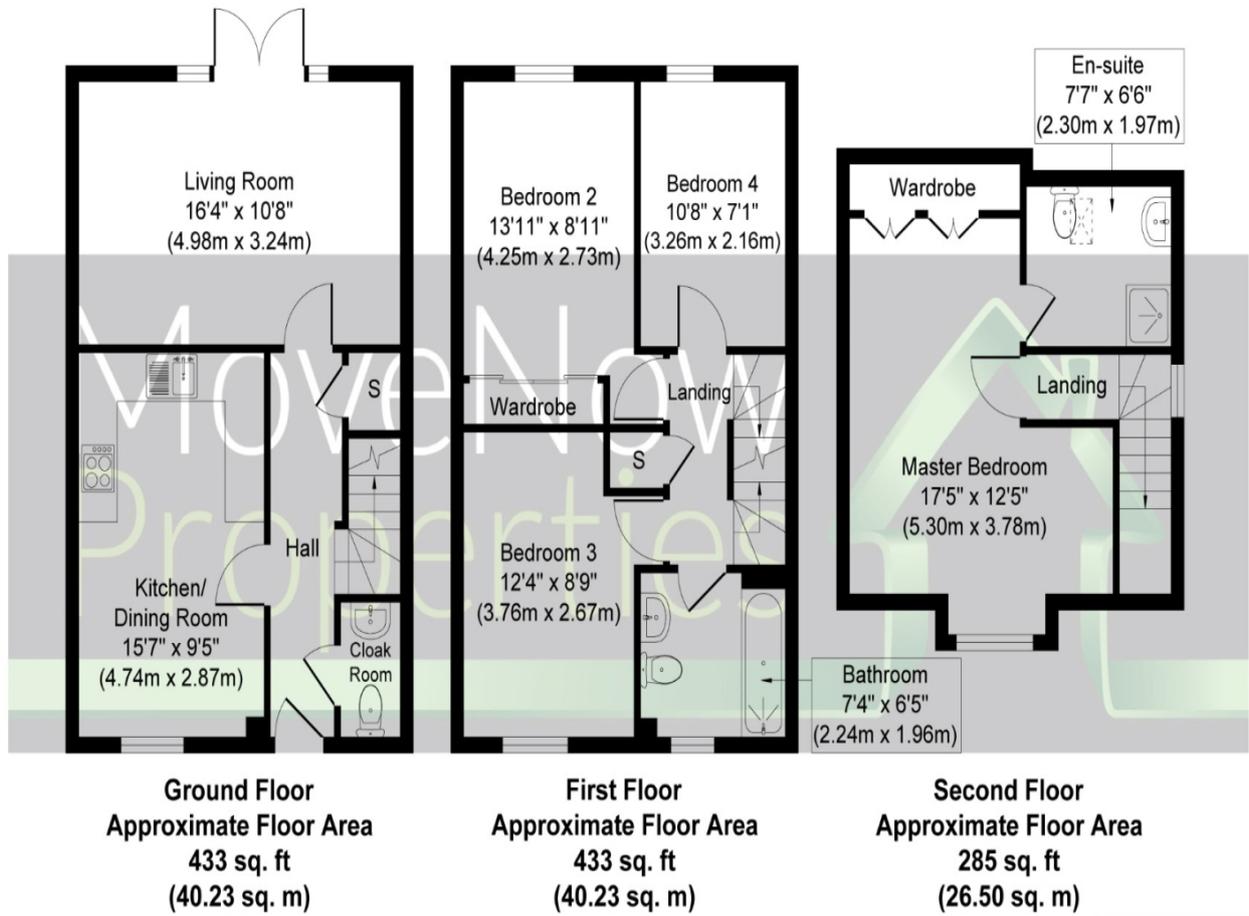




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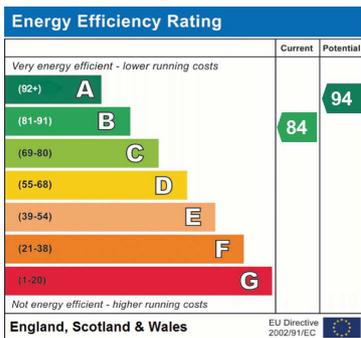
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