



**Emley View, Ossett Lane, Earlsheaton Dewsbury WF12 8LU**

welcome to

## Emley View, Ossett Lane, Earlsheaton Dewsbury

These exclusive four-bedroom, three-storey homes in the sought-after area of Earlsheaton are now available — but not for long. Step inside and discover spacious, modern living across all three floors.



## **Entrance Hall**

Part double glazed composite door to front, stairs to first floor accommodation and lower ground floor. Gas central heating radiator.

## **Ground Floor Wc**

4' 5" x 3' 3" ( 1.35m x 0.99m )  
WC, wash hand basin with mixer tap and splashback tiling. Spotlights to ceiling.

## **Lounge**

15' 7" x 11' 1" ( 4.75m x 3.38m )  
Double glazed window to front with views across Emley Mast and beyond, TV point and gas central heating radiator.

## **Kitchen Diner**

22' 11" x 11' 6" ( 6.99m x 3.51m )  
Fitted kitchen with a range of wall and base units, complementary Quartz work surfaces and splashbacks. Stainless steel sink drainer with mixer tap. Five ring gas hob, electric oven and wall mounted cooker hood over. Integrated fridge freezer and dishwasher. Gas central heating radiator, part spotlights to ceiling and breakfast bar. Double glazed window to rear, double glazed patio doors to garden and door to utility room.

## **Utility Room**

3' 3" x 7' 7" ( 0.99m x 2.31m )  
Double glazed window to side, stainless steel sink with mixer tap and integrated washing machine. Wall and base units.

## **Landing**

Double glazed window to side, gas central heating radiator and access to loft space.

## **Bedroom One**

12' 2" x 11' 2" ( 3.71m x 3.40m )  
Double glazed window to front with far reaching views onto Emley Mast and beyond, gas central heating radiator and TV point. Door to en suite shower room.

## **Ensuite Shower Room**

5' 1" x 7' 2" ( 1.55m x 2.18m )  
Large shower cubicle with wall mounted shower over, wc and wash hand basin with mixer tap. Double glazed window to side, spotlights to ceiling and extractor fan. Part tiled walls.

## **Bedroom Two**

9' 6" x 11' 1" ( 2.90m x 3.38m )  
Double glazed window to rear and gas central heating radiator.

## **Bedroom Three**

9' 6" x 11' 6" ( 2.90m x 3.51m )  
Double glazed window to rear and gas central heating radiator.

## **Bedroom Four**

6' 9" x 11' 6" ( 2.06m x 3.51m )  
Double glazed window to front and gas central heating radiator.

## **Family Bathroom**

6' 2" x 6' 10" ( 1.88m x 2.08m )  
Double glazed window to side, panelled bath with mixer tap, wall mounted shower over and shower attachment. WC, wash hand basin with mixer tap. Tiled walls where visible, spotlights to ceiling and extractor fan.

## **Integrated Garage**

27' 4" x 11' 1" ( 8.33m x 3.38m )  
Power points, lighting and wall mounted boiler. Door to storage area.

## **Exterior**

To the front of the property there is a driveway to side providing off street parking for two vehicles leading to the integral garage. Outside lighting. The enclosed rear garden has an Indian stone area perfect to relax on and the rest of the garden is lawned. Outside lighting and water tap.

## **Please Note**

\*internal images are actual images of the finished home with added computer generated furniture for illustrative purposes\*



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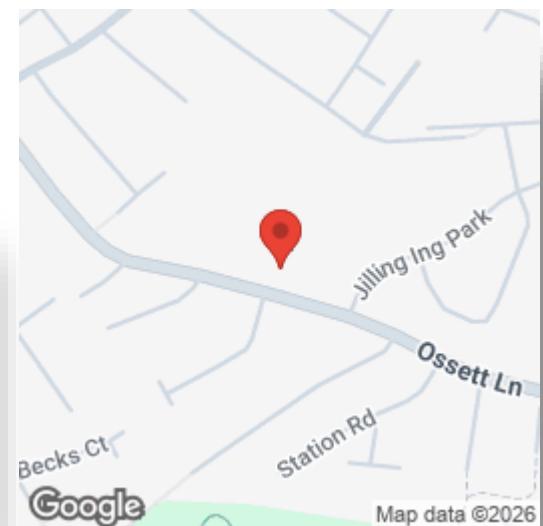
welcome to

## Emley View Ossett Lane, Earlsheaton Dewsbury

- Brand-New Four Bedroom Detached Property
- Spacious Open-Plan Kitchen Dining
- Separate Utility Room & Ground Floor WC
- Family Bathroom & Ensuite Shower Room To The Master
- High-Spec Finishes Throughout

Tenure: Freehold EPC Rating: Exempt

**£355 000**



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