





£170,000

TENURE : FREEHOLD

Grove Street, Ossett, WF5

Bedrooms : 2 **Bathrooms : 1** **Reception Rooms : 1**

- **Available with NO CHAIN**
- **Two-bedroom end terraced of just 3 properties**
- **Quite cul de sac position**
- **Excellent opportunity for first-time buyers and property investors**
- **Spacious living room with feature fireplace**
- **Fitted kitchen with ample worktop and cupboard space**

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

01924 249349

Website:

MoveNow Properties

MoveNow Properties are delighted to bring to the market this two-bedroom terraced property, situated within the popular residential area of Ossett, Wakefield. Available with no chain. Offering well-proportioned accommodation, a useful cellar, an additional dressing room adjoining the principal bedroom and an enclosed rear garden, this property presents an excellent opportunity for buyers looking to put their own stamp on a home. The accommodation briefly comprises a spacious living room, fitted kitchen, cellar, two bedrooms, a versatile dressing room and a family bathroom. Externally, the property benefits from an enclosed rear garden, providing a pleasant outdoor space to enjoy.
Requiring some modernisation, the property offers scope for improvement and personalisation, making it an appealing prospect for first-time buyers, investors or those seeking a home they can adapt to their own requirements.

Living Room
Measurements: 15'2" x 14'2" (4.62m x 4.31m)
A spacious front-facing reception room offering generous proportions and plenty of scope for improvement. The room benefits from a feature fireplace, (not currently in working order) providing a focal point, together with a front-facing window allowing natural light into the space.
The room would benefit from updating and offers an excellent opportunity for a buyer to create a comfortable living area to their own taste.

Kitchen
Measurements: 17'3" x 6'6" (5.27m x 1.99m)
The kitchen is arranged in a galley-style layout, with existing wall and base units and worktop surfaces. A window provides natural light, while the current arrangement makes practical use of the available space.
The kitchen would benefit from improvement and modernisation, offering buyers the opportunity to redesign and update the space to suit their own requirements.

Cellar
Measurements: 10'11" x 10'11" (3.33m x 3.32m)
Accessed from the property, the cellar provides a useful additional space, offering potential for storage and keeping household belongings separate from the main living accommodation.
A valuable feature for a property of this style, the cellar provides further practicality and scope for buyers to make the most of the available space.

Bedroom One
Measurements: 15'3" x 10'8" (4.66m x 3.25m)
A generously sized principal bedroom positioned to the rear of the property, offering ample floor space for a double bed and additional bedroom furniture.
The room also benefits from an adjoining dressing room, providing further flexibility and an opportunity to create a useful dressing or storage area. The bedroom would benefit from updating, allowing the new owner to put their own stamp on the space.

Dressing Room
Measurements: 8'11" x 6'6" (2.73m x 1.98m)
Adjoining the principal bedroom, this additional room offers a range of possibilities. Currently providing space for dressing and storage, it could alternatively be adapted for use as a nursery, home office or hobby room, depending on individual requirements.
A useful addition to the accommodation, offering flexibility and further scope for improvement.

Bedroom Two
Measurements: 11'8" x 6'7" (3.55m x 2.00m)
The second bedroom provides additional accommodation and could be used as a bedroom, guest room or home office.

Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
info@movenowproperties.com |
01924 249349

MoveNow Properties

Website:

Bathroom
Measurements: 8'1" x 6'6" (2.46m x 1.99m)
The bathroom is fitted with a four-piece suite comprising a bath, shower, wash basin and WC, together with a separate shower enclosure.
The room features a window providing natural light and tiled wall areas around the bathing facilities. The bathroom would benefit from refurbishment, presenting an opportunity to replace the existing fittings and finishes with a more contemporary suite.

Rear Garden
To the rear of the property is an enclosed garden, featuring a paved area and established boundary hedging. The garden offers an outdoor space with scope for improvement and landscaping, allowing a buyer to create an attractive area for seating and enjoying the warmer months. The enclosed layout provides a good starting point for those looking to enhance the outside space.

Location
Situated in the popular town of Ossett, the property is conveniently positioned for a range of local amenities, including shops, supermarkets, cafés, public houses and everyday services.
The area also offers a selection of schools and leisure facilities, making it a convenient location for a variety of households.
For commuters, Ossett provides good road links towards Wakefield, Dewsbury and the wider West Yorkshire area, with access to the M1 and M62 motorway networks. Wakefield city centre is also within easy reach, offering a wider selection of shopping, dining and leisure facilities.

A Fantastic Opportunity
Offering two bedrooms, a versatile adjoining dressing room, useful cellar space and an enclosed rear garden, this property provides an excellent opportunity for those looking to acquire a home with scope for improvement.
Whether you are a first-time buyer looking to get onto the property ladder, an investor seeking your next addition or someone looking for a property to modernise and make their own, this home is certainly worth viewing.

Early viewing is highly recommended to appreciate the accommodation and potential on offer.

EPC Rating: C
Please contact us for further details of the full EPC

Tenure: Freehold
Council Tax Band A
Property Type: Terrace
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: Street Parking
Building safety N/A
Restrictions N/A
Rights and easements N/A

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

01924 249349

Website:

MoveNow Properties

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.

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.

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

01924 249349

Website:

MoveNow Properties










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

01924 249349

MoveNow Properties

Website:







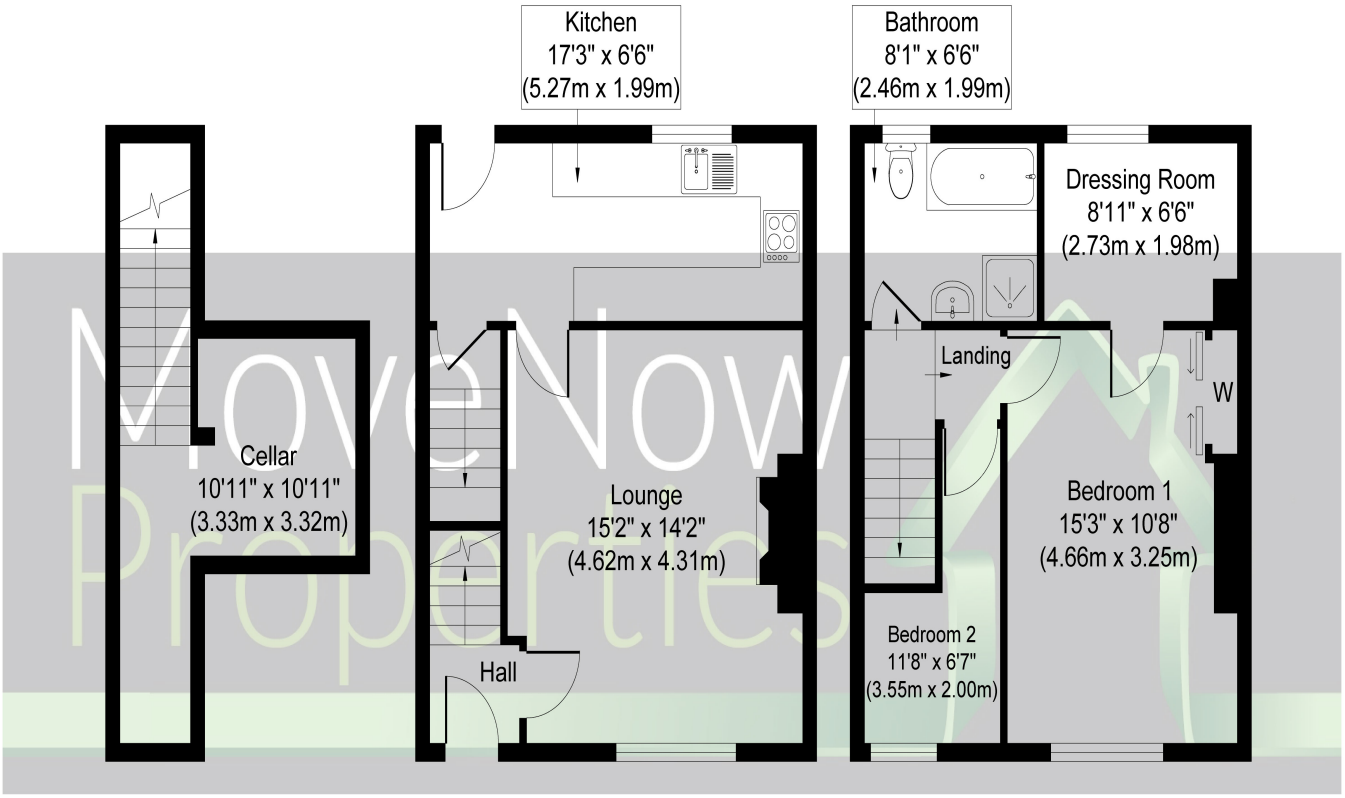


Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
info@movenowproperties.com |

01924 249349

MoveNow
Properties

Website:

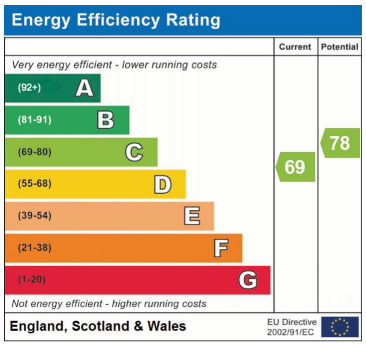


Cellar
Approximate Floor Area
133 sq. ft
(12.38 sq. m)

Ground Floor
Approximate Floor Area
381 sq. ft
(35.36 sq. m)

First Floor
Approximate Floor Area
381 sq. ft
(35.36 sq. m)

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.
Copyright V360 Ltd 2026 | www.houseviz.com



Address: 18 Grove Street, WF5

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

01924 249349

Website: