

A floor plan diagram of a 2-bedroom apartment. The layout includes two bedrooms at the top, a living room on the left, a kitchen at the bottom right, a shower room, and a small porch. The entrance is via a porch leading into the kitchen area. A central hallway provides access to the bedrooms, living room, and shower room. Stairs are located at the bottom center of the plan.

Bedroom 1

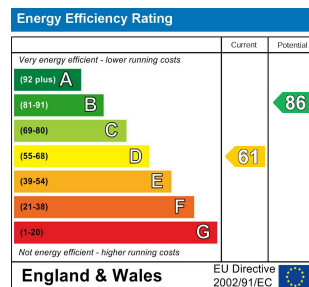
Bedroom 2

Living Room

Shower Room

Kitchen

Porch



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The property briefly comprises a side porch with a useful storage cupboard and a door leading through to the kitchen, which in turn provides access to the inner hallway. The hallway has loft access and doors leading to the living room, shower room, and bedrooms one and two, with bedroom two also providing access to the rear garden. To the front of the property is a lawned garden with mature shrub borders, enclosed by timber fencing to one side, walling to the other, and a stone boundary wall to the front. A paved driveway provides ample off road parking and runs down the side of the property, leading to a single detached garage fitted with an up-and-over door and separate side access door. The rear garden incorporates both natural lawn and artificial grass, along with paved and raised patio seating areas, ideal for outdoor dining and entertaining. There are planted borders throughout, and the garden is fully enclosed by walling and fencing, making it ideal for pets and children.

Ossett is a highly regarded location for a wide range of buyers, particularly those looking to downsize, as the property is within walking distance of the town centre and its range of shops and amenities. Excellent transport links are nearby, with local bus routes running through the town, and train stations available in neighbouring areas including Wakefield and Dewsbury, providing connections to major cities such as Leeds, Manchester and London. The M1 motorway network is also just a short drive away, ideal for those commuting further afield.

Only a full internal inspection will truly reveal all that this delightful home has to offer, and an early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

SIDE PORCH

Fitted with an aluminium framed double glazed sliding door providing access into the porch, with a UPVC double glazed window to the front aspect. Internal doors lead through to the kitchen and to a useful storage cupboard.

KITCHEN

7'0" x 11'3" [2.14m x 3.45m]

Fitted with a UPVC double glazed window to the front aspect and a door leading through to the inner hallway. Having a partial dado rail and a range of wall and base units with work surface over incorporating a 1½ bowl sink and drainer with mixer tap. Partial tiling to the walls. Integrated four-ring induction hob with oven below, space and plumbing for a washing machine, and space for an under counter fridge and freezer.

INNER HALLWAY

With loft access point, central heating radiator, and doors leading to the living room, bedroom one, bedroom two, and the shower room.

LIVING ROOM

14'10" x 13'10" [4.53m x 4.22m]

UPVC double glazed bow window to the front aspect, central heating radiator, and a log burner effect electric fireplace with wooden surround and mantel.



BEDROOM ONE

14'10" x 9'10" [4.53m x 3.0m]

UPVC double glazed window to the rear aspect and a central heating radiator.



BEDROOM TWO

9'10" x 11'5" [max] x 8'1" [min] [3.01m x 3.48m [max] x 2.48m [min]]

Having central heating radiator and aluminium double glazed sliding doors providing access to the rear garden.



SHOWER ROOM

8'1" x 6'5" [max] x 4'0" [min] [2.48m x 1.96m [max] x 1.22m [min]]

Frosted UPVC double glazed window to the side aspect, built in storage cupboard, chrome towel style central heating radiator, low flush WC, pedestal wash hand basin, and shower cubicle with electric shower, glass screen, partial wet wall panelling, and partial tiling to the walls.



OUTSIDE

To the front of the property is a lawned garden with mature shrub borders, enclosed by fencing and walling to the front boundary. A paved driveway provides off road parking for several vehicles and runs down the side of the property to a single detached garage at the rear, fitted with a manual up-and-over door and separate side access door. The rear garden is mainly laid to lawn, incorporating artificial grass along with both standard and raised decked patio seating areas, ideal for outdoor dining and entertaining. There are planted beds throughout, and the garden is fully enclosed by walls and fencing, making it ideal for pets and children.



COUNCIL TAX BAND

The council tax band for this property is C.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.