

# property details **approval form**

43 Holly Approach, Ossett, West Yorkshire, England, WF5 9TD

**Date:** 05 March 2026

**Property Ref and Version:** WAK127924 - 0002

# selling your home with us!



## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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£190,000

Tenure: Freehold

## >> **key features**

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- > Guide Price £190,000-£200,000
- > 2 bedroom semi detached home
- > IDEAL FOR FIRST TIME BUYERS
- > Off street parking and rear garden
- > Modern throughout making it move in ready
- > NO UPPER CHAIN!
- > EPC Rating: Awaited

## >> **short description**

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Guide price £190,000-£200,000. Welcome to the market this 2 bedroom semi-detached home situated on Holly Approach in Ossett! This presented 2 bedroom semi detached property offers and ideal opportunity for first time buyers, downsizers and for landlords!

## >> **long description**

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Guide price £190,000-£200,000. Welcome to the market this 2 bedroom semi-detached home situated on Holly Approach in Ossett! This well presented 2 bedroom semi detached property offers and ideal opportunity for first time buyers, downsizers and for landlords! This home comprises a welcoming living room, providing and comfortable space for relaxing or entertaining, a good sized kitchen and downstairs toilet. Upstairs, the property benefits from 2 well-proportioned bedrooms and a house bathroom. Externally, there is off street parking to the side of the property, whilst to the rear you will find an enclosed garden, perfect to enjoy the warmer months! Located in a popular residential area close to local amenities such as Ossett town, and great motorway links such as M1 or M62. This property presents a fabulous opportunity to step onto the property ladder. VIEWINGS HIGHLY RECOMMENDED!

## >> **directions**

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**Your William H Brown office:** 2 Wood Street, WAKEFIELD, West Yorkshire, WF1 2ED  
T 01924 381381 E Wakefield@williamhbrown.co.uk

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## >> **Agent Note**

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## >> **room description**

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### **Lounge**

12' 2" max x 15' 8" max ( 3.71m max x 4.78m max )

### **Kitchen**

10' 2" max x 6' max ( 3.10m max x 1.83m max )

### **Utility**

### **Bedroom One**

12' 7" max x 9' 6" max ( 3.84m max x 2.90m max )

### **Bedroom Two**

9' 9" max x 12' 3" max ( 2.97m max x 3.73m max )

### **Bathroom**

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## >> property images



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## >> **property images**



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**>> property images**

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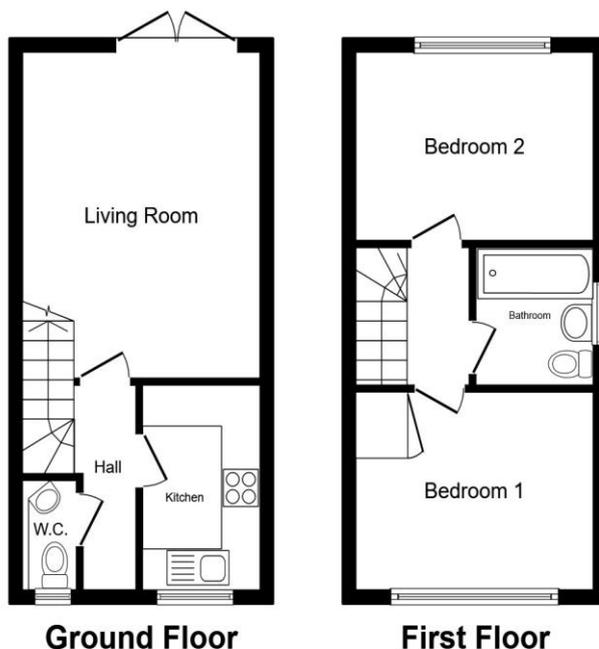
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## >> floor plan

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Total floor area 58.3 m<sup>2</sup> (628 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## >> approval

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**Signature**

**Date**

<b>Imogen Smithson</b>		
<b>Mrs C.L. Smith</b>		

**Your William H Brown office:** 2 Wood Street, WAKEFIELD, West Yorkshire, WF1 2ED

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