



£185,000

TENURE : FREEHOLD

Howard Street, Ossett, WF5

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Two-bedroom semi-detached property

Stylish four-piece family bathroom

Spacious living room with attractive multi-fuel burner

Two well-proportioned bedrooms

Modern fitted kitchen with access to the rear garden

Extremely private and enclosed rear garden

Movenowproperties.com LTD
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Properties**

Movenowproperties are proud to present this charming two-bedroom semi-detached property offers spacious and well-presented accommodation together with a fantastic, private rear garden and useful garage. The property provides a welcoming living room, modern kitchen, two good-sized bedrooms and an impressive four-piece bathroom. One of the standout features is the beautifully established rear garden, which offers a high degree of privacy and includes a wonderful variety of mature plants, fruit trees, shrubs and herbs. The property also benefits from a garage with power, lighting and plumbing, providing excellent additional storage and practical space.

Entrance

Accessed via a composite entrance door, the property opens into the entrance hall with carpet flooring, radiator and stairs rising to the first floor. An internal door provides access into the living room.

Living Room

Measurements: 15'0" x 13'9" (4.58m x 4.19m)

The spacious living room is positioned to the front of the property and provides a comfortable and characterful reception space. The room features carpet flooring, radiator and a double-glazed front-facing window. A door provides access to the large cellar suitable for storage. The room also benefits from attractive coving and a dado rail, adding to its character. A particular feature is the attractive multi-fuel burner with brick surround and oak mantel, creating a lovely focal point within the room. The living room also provides access towards the rear of the property.

Kitchen

Measurements: 9'11" x 6'5" (3.01m x 1.96m)

Situated to the rear of the property, the kitchen is fitted with a range of wall and base units with tiled splashbacks and laminate flooring. There is a sink and drainer with mixer tap, gas hob, integrated oven and cooker hood.

A double-glazed window overlooks the rear garden, while a stable-style door provides direct access outside, making this a practical and convenient space.

Stairs & Landing

The carpeted staircase leads to the first-floor landing, providing access to both bedrooms and the family bathroom. The landing benefits from a side-facing double-glazed window, loft hatch and access to the boarded loft, which has fitted lighting, ladders and a Velux window, providing excellent additional storage space.

Bedroom One

Measurements: 15'0" x 10'10" (4.58m x 3.31m)

Positioned to the front of the property, Bedroom One is a spacious double bedroom featuring attractive solid wood flooring, radiator and double-glazed front-facing window.

The room also benefits from attractive coving and a dado rail, adding to its character.

Bedroom Two

Measurements: 8'1" x 7'3" (2.47m x 2.22m)

Also positioned to the front of the property, Bedroom Two offers a good-sized bedroom with carpet flooring, radiator and double-glazed window. The bulkhead provides an opportunity for a useful storage to be added. The room also benefits from attractive coving and a dado rail, adding to its character.

Family Bathroom

Measurements: 7'7" x 6'5" (2.31m x 1.96m)

The impressive family bathroom is fitted with a four-piece suite, comprising a separate shower enclosure with mains shower, Jacuzzi bath, low-level WC and wash basin set within a vanity unit.

The room benefits from tiled flooring and walls, recessed spotlights, chrome heated towel rail and a frosted double-glazed rear-facing window.

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Outside

To the front of the property there is convenient on-street parking.
The rear garden is a particular highlight, being extremely private, enclosed and beautifully established. The garden features mature shrubs and a wonderful selection of fruit trees, including plum, apple and cherry, together with pear, blackcurrants, blueberries, rhubarb and a variety of herbs.
A raised seating area provides an ideal spot for enjoying the garden and entertaining during the warmer months.

Garage

Measurements: 14'11" x 8'5" (4.54m x 2.56m)

The property benefits from a useful garage with power, lighting and plumbing. The garage currently accommodates a washing machine and additional fridge/freezer, whilst also benefiting from an up-and-over door and an external door providing direct access to the rear garden.

Location

Situated in the popular town of Ossett, the property is conveniently placed for local shops, schools, amenities and transport links. Ossett town centre is close by, while excellent road links provide easy access towards Wakefield, Leeds and the M1.
Overall, this is a fantastic opportunity to purchase a characterful home with a truly impressive private garden and excellent additional garage space, which must be viewed to be fully appreciated.

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

Tenure: Freehold
Council Tax Band B
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
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: Garage.
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.

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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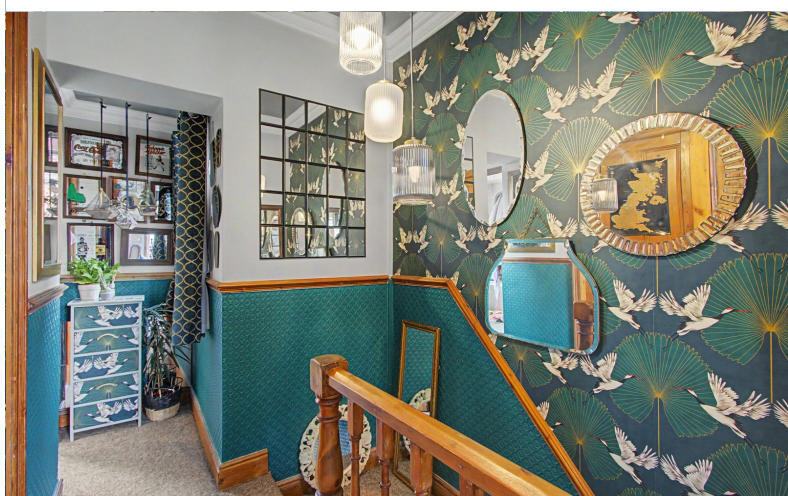
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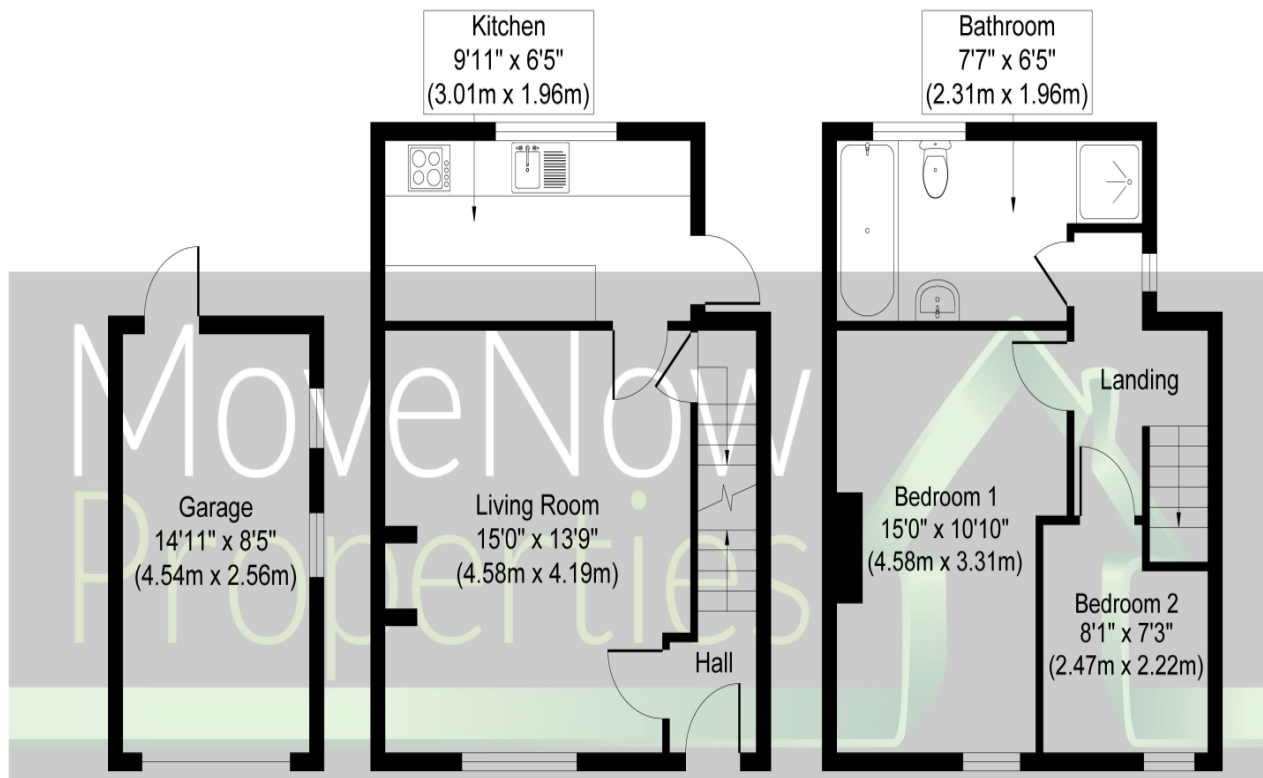




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Garage
Approximate Floor Area
125 sq. ft
(11.62 sq. m)

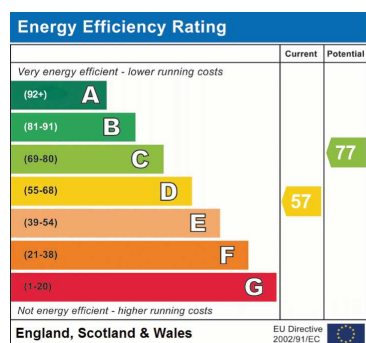
Ground Floor
Approximate Floor Area
344 sq. ft
(31.94 sq. m)

First Floor
Approximate Floor Area
344 sq. ft
(31.94 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.

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