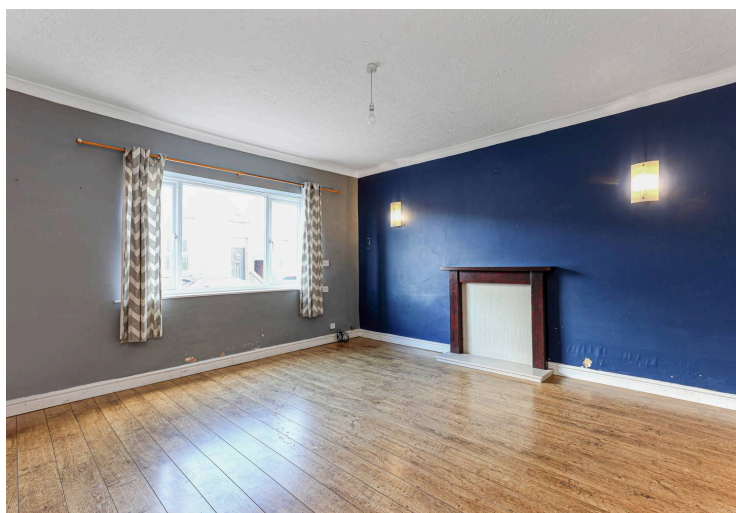




77 South Parade, Ossett - WF5 0EB

£165,000 Freehold

Priced to Sell!!!!

Holroyd Miller have pleasure in offering for sale this surprisingly spacious three bedroom mid terrace house occupying a convenient and popular position close to Ossett town centre. Having gas central heating, double glazing and comprising entrance lobby leading to spacious living room, extended kitchen/diner. To the first floor, three bedrooms, house bathroom, low maintenance gardens to both front and rear. Conveniently located within easy reach of Ossett town centre and its amenities, local schools, access to the motorway network. Offered with No Chain, Viewing Essential.

Entrance Hall

Having tiled floor, double glazed entrance door, central heating radiator.

Living Room

With feature oak laminate flooring, two wall light points, central heating radiator, access door to cellar.

Extended Kitchen/Diner

Fitted with a matching range of dark oak effect fronted base units, contrasting worktop areas, sink unit and drainer, plumbing for automatic washing machine, Range oven with extractor hood over, tiling, double glazed window and rear entrance door, double panel radiator.

Stairs lead to First Floor Landing**Bedroom to Rear**

With double glazed window, central heating radiator.

House Bathroom

Being half tiled, comprising pedestal wash basin, low flush w/c, paneled bath with shower attachment, double glazed window, double panel radiator.

Bedroom to Front

With laminate wood flooring, double glazed window, central heating radiator.

Bedroom to Front

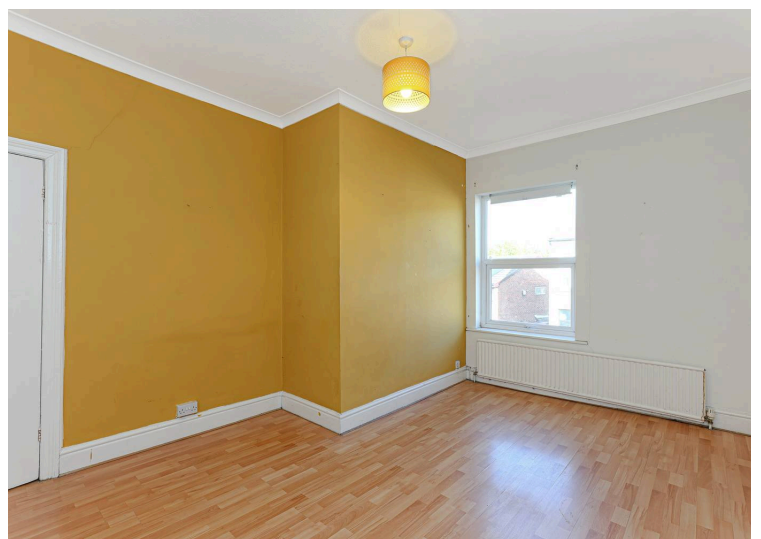
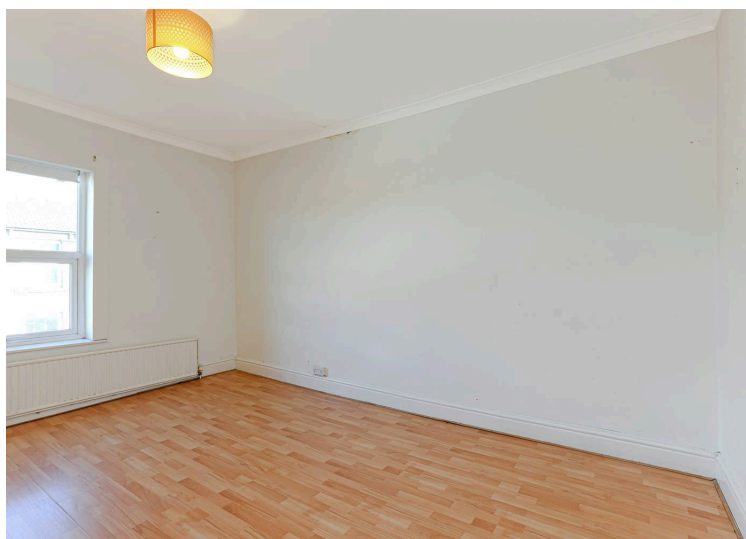
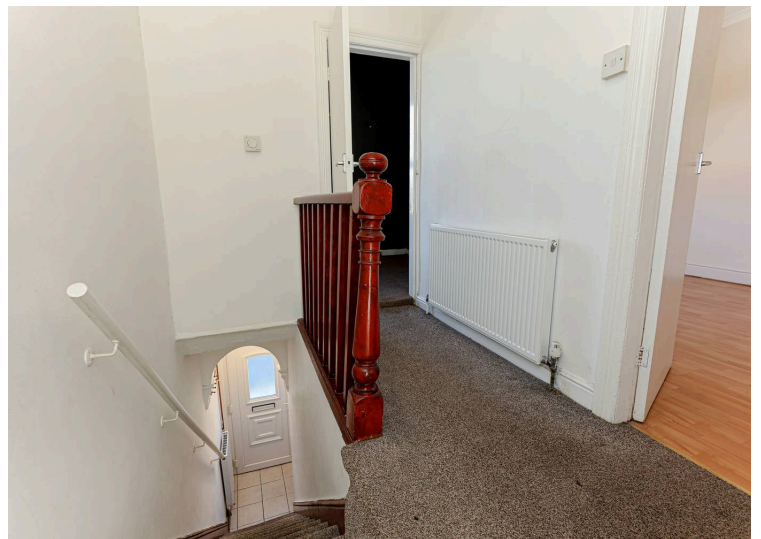
Having storage cupboard containing central heating boiler, double glazed window, central heating radiator.

Outside

Buffer garden area to the front, to the rear, rear garden with artificial turf providing low maintenance.

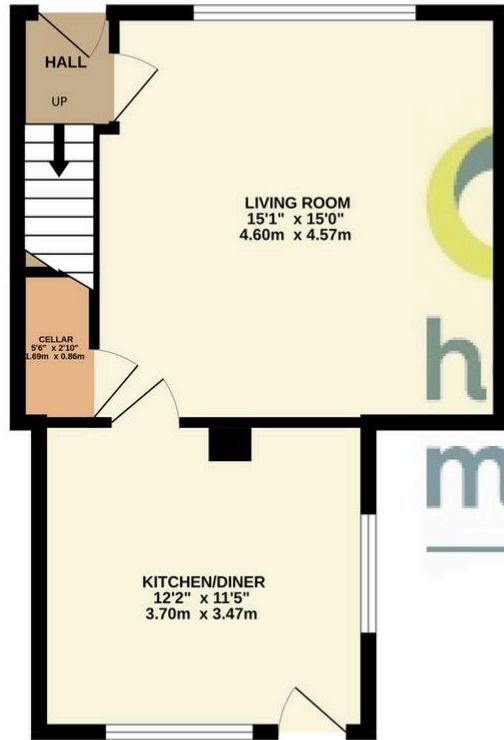
Disclaimer

As part of our legal obligations, Holroyd Miller are required to complete an Anti-Money Laundering (AML) check on a prospective purchaser. A fee of £50.00 inc VAT per person will apply. Payment will be requested once an offer has been accepted to allow us to complete the checks alongside including verification of funding and mortgage arrangements where applicable. Please note that the property may continue to be marketed and Progression of the sale may be delayed until all required checks have been satisfactorily completed.

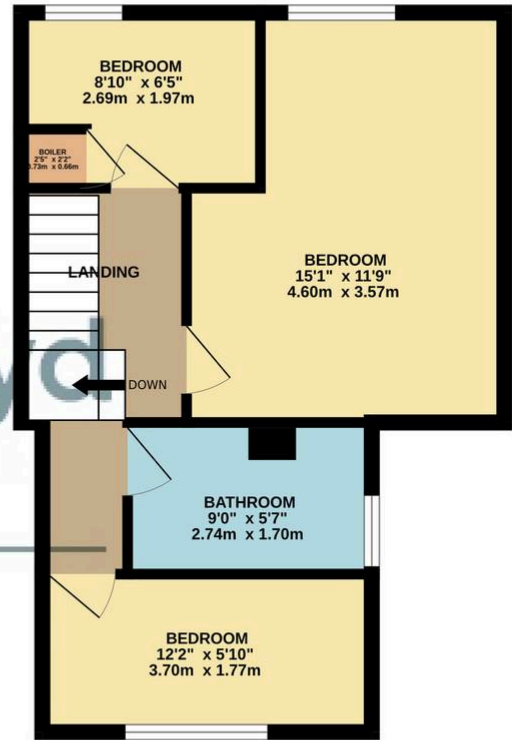




GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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