

Emley View Ossett Lane, Earlsheaton Dewsbury WF12 8LU

welcome to

Emley View Ossett Lane, Earlsheaton Dewsbury

These exclusive homes won't stay on the market long!!! Step inside these four bedroomed three floor living properties, situated within the popular location of Earlsheaton!!!













Entrance Hall

Part double glazed composite door to front, stairs to first floor accommodation and lower ground floor. Gas central heating radiator.

Ground Floor Wc

4' 5" x 3' 3" (1.35m x 0.99m)

WC, wash hand basin with mixer tap and splashback tiling. Spotlights to ceiling.

Lounge

15' 7" x 11' 1" (4.75m x 3.38m)

Double glazed window to front with views across Emley Mast and beyond, TV point and gas central heating radiator.

Kitchen Diner

22' 11" x 11' 6" (6.99m x 3.51m)

Fitted kitchen with a range of wall and base units, complementary Quartz work surfaces and splashbacks. Stainless steel sink drainer with mixer tap. Five ring gas hob, electric oven and wall mounted cooker hood over. Integrated fridge freezer and dishwasher. Gas central heating radiator, part spotlights to ceiling and breakfast bar. Double glazed window to rear, double glazed patio doors to garden and door to utility room.

Utility Room

3' 3" x 7' 7" (0.99m x 2.31m)

Double glazed window to side, stainless steel sink with mixer tap and integrated washing machine. Wall and base units.

Landing

Double glazed window to side, gas central heating radiator and access to loft space.

Bedroom One

12' 2" x 11' 2" (3.71m x 3.40m)

Double glazed window to front with far reaching views onto Emley Mast and beyond, gas central heating radiator and TV point. Door to en suite shower room.

Ensuite Shower Room

5' 1" x 7' 2" (1.55m x 2.18m)

Large shower cubicle with wall mounted shower over, wc and wash hand basin with mixer tap. Double glazed window to side, spotlights to ceiling and extractor fan. Part tiled walls.

Bedroom Two

9' 6" x 11' 1" (2.90m x 3.38m)

Double glazed window to rear and gas central heating radiator.

Bedroom Three

9' 6" x 11' 6" (2.90m x 3.51m)

Double glazed window to rear and gas central heating radiator.

Bedroom Four

6' 9" x 11' 6" (2.06m x 3.51m)

Double glazed window to front and gas central heating radiator.

Family Bathroom

6' 2" x 6' 10" (1.88m x 2.08m)

Double glazed window to side, panelled bath with mixer tap, wall mounted shower over and shower attachment. WC, wash hand basin with mixer tap. Tiled walls where visible, spotlights to ceiling and extractor fan.

Integrated Garage

27' 4" x 11' 1" (8.33m x 3.38m)

Power points, lighting and wall mounted boiler. Door to storage area.

Exterior

To the front of the property there is a driveway to side providing off street parking for two vehicles leading to the integral garage. Outside lighting. The enclosed rear garden has an Indian stone area perfect to relax on and the rest of the garden is lawned. Outside lighting and water tap.

Please Note

internal images are actual images of the finished home with added computer generated furniture for illustrative purposes





welcome to

Emley View Ossett Lane, Earlsheaton Dewsbury

- Brand-New Four Bedroom Detached Property
- Spacious Open-Plan Kitchen Dining
- Separate Utility Room & Ground Floor WC
- Family Bathroom & Ensuite Shower Room To The Master
- **High-Spec Finishes Throughout**

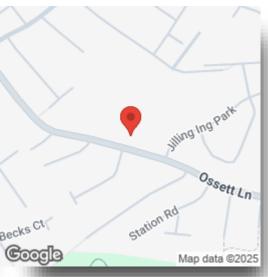
Tenure: Freehold EPC Rating: Exempt

£355 000









Please note the marker reflects the postcode not the actual property

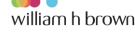
view this property online williamhbrown.co.uk/Property/DWS117431



Property Ref: DWS117431 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.





01924 468900



Dewsbury@williamhbrown.co.uk



1 Market Place, DEWSBURY, West Yorkshire, WF13 1AE



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.