





£270,000

TENURE : FREEHOLD

Goring Park Avenue, Ossett, WF5

Bedrooms : 3 **Bathrooms : 1** **Reception Rooms : 1**

Beautifully presented three-bedroom semi-detached family home

Ideal boiler serviced annually and still within warranty

Planning permission previously granted for a double side extension in March 2021

Generous driveway parking for several vehicles

Larger-than-average detached garage with power

Movenowproperties.com LTD
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01924 249349

Website:

MoveNow Properties

MoveNowProperties are proud to present this beautifully maintained and recently updated three-bedroom semi-detached family home, offered to the market with no onward chain. The property offers spacious and versatile accommodation throughout, combining a stylish modern finish with excellent practical features. Highlights include a superb kitchen/dining room, generous living room, three bedrooms, modern bathroom, extensive storage and a boarded loft.
Externally, the property is particularly impressive, occupying a generous plot with wraparound gardens, multiple parking spaces and a larger-than-average detached garage.
There is also the added benefit of planning permission having previously been granted for a double side extension in March 2021, offering potential for future purchasers subject to any necessary consents and confirmation of the current planning position.

Entrance Hall
A welcoming entrance hall is accessed via a contemporary composite door with frosted glazing and full-height glazed side panel.
The hallway features attractive herringbone-effect vinyl flooring, radiator and staircase leading to the first floor.
Double doors open to a useful storage cupboard currently housing the washing machine, boiler and additional work surface.

Living Room
Measurements: 4.79m x 3.07m (15'9" x 10'1")
Situated towards the front of the property, the generous living room provides a comfortable and stylish reception space.
The room benefits from wood-effect laminate flooring, a feature fireplace with modern surround, column radiator, double-glazed bay window overlooking the front and wall lighting.

Kitchen/Dining Room
Measurements: 5.00m x 3.07m (16'5" x 10'1")
Positioned towards the rear of the property, the impressive kitchen/dining room is undoubtedly one of the main features of the home.
The kitchen is fitted with an excellent range of wall and base units with complementary work surfaces and bespoke glass splashbacks. Integrated appliances include a Bosch dishwasher and Bosch oven, together with a five-ring gas hob, fridge/freezer and sink with mixer tap.

The kitchen also benefits from a peninsula breakfast bar, recessed spotlights, LVT flooring and stylish anthracite radiators.

The adjoining dining area enjoys excellent natural light, with a composite door and full-height glazing with side panels providing views and access towards the garden.

First Floor Landing
The first-floor landing features carpeted flooring, attractive oak handrail and banister and a double-glazed window overlooking the side.
A useful storage cupboard is positioned above the bulkhead, while the landing provides access to all three bedrooms and the family bathroom.
A loft hatch with pull-down ladder provides access to a boarded loft with lighting, offering excellent additional storage.

Bedroom One
Measurements: 4.17m x 3.08m (13'8" x 13'8")
Situated towards the front of the property, bedroom one is a generous double bedroom with wood-effect laminate flooring and double-glazed window overlooking the front.
The room benefits from fitted wardrobes spanning the full width, providing an excellent amount of hanging space, shelving and drawers.

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Bedroom Two
Measurements: 3.01m x 2.69m (9'11" x 8'10")
Positioned towards the rear of the property, bedroom two is another well-proportioned double bedroom with carpeted flooring, radiator and fitted wardrobes with attractive mirrored sliding doors.
There is also useful additional storage providing access into the rear eaves.

Bedroom Three
Measurements: 2.19m x 1.79m (7'2" x 5'10")
Located towards the front of the property, bedroom three is a good-sized third bedroom with wood-effect laminate flooring, radiator and double-glazed window overlooking the front.

Family Bathroom
Measurements: 2.15m x 1.63m (7'1" x 5'4")
The stylish modern bathroom comprises a bath with overhead mains shower and glass shower screen, low-flush WC with concealed cistern and wash hand basin set within a contemporary vanity unit.
The room benefits from tiled flooring, tiled walls, recessed spotlights and a fitted mirror.

Outside
The property occupies an excellent-sized plot, with gardens wrapping around the property.
To the front, a pedestrian gate and pathway lead to the entrance, with the gardens continuing around the side and rear. The outdoor space includes areas of lawn, established shrubs, attractive seating areas a summer house and fenced boundaries.
Secure gated access provides parking for a large vehicle, with three further parking spaces situated in front of the detached garage.

Detached Garage
Measurements: 5.19m x 5.05m (17'0" x 16'7")
The larger-than-average detached garage is a fantastic additional feature, offering considerably more space than a standard garage.
The garage benefits from power, lighting, water and drainage, providing excellent potential for secure parking, storage, workshop space or a variety of other uses, subject to any required permissions.

Location
Situated within a popular residential area of Ossett, close to a range of local shops, schools, supermarkets and leisure facilities.
The property is also ideally placed for Wakefield, Leeds and the wider motorway network, making it an excellent choice for both families and commuters.

Additional Information
The property benefits from a recently updated GRP roof covering and an Ideal boiler which has been serviced annually and remains within its warranty period.
Planning permission was previously granted in March 2021 for a double side extension, providing an exciting opportunity for purchasers to investigate the potential for further enlargement of this already impressive home, subject to the current planning position and any necessary consents.

A superb three-bedroom family home offering excellent accommodation, generous gardens, substantial parking and a fantastic detached garage. Offered with NO ONWARD CHAIN — an internal viewing is highly recommended.

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

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Tenure: Freehold
Council Tax Band C
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: Off road.
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 – Previously granted for double side extension, now expired
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.

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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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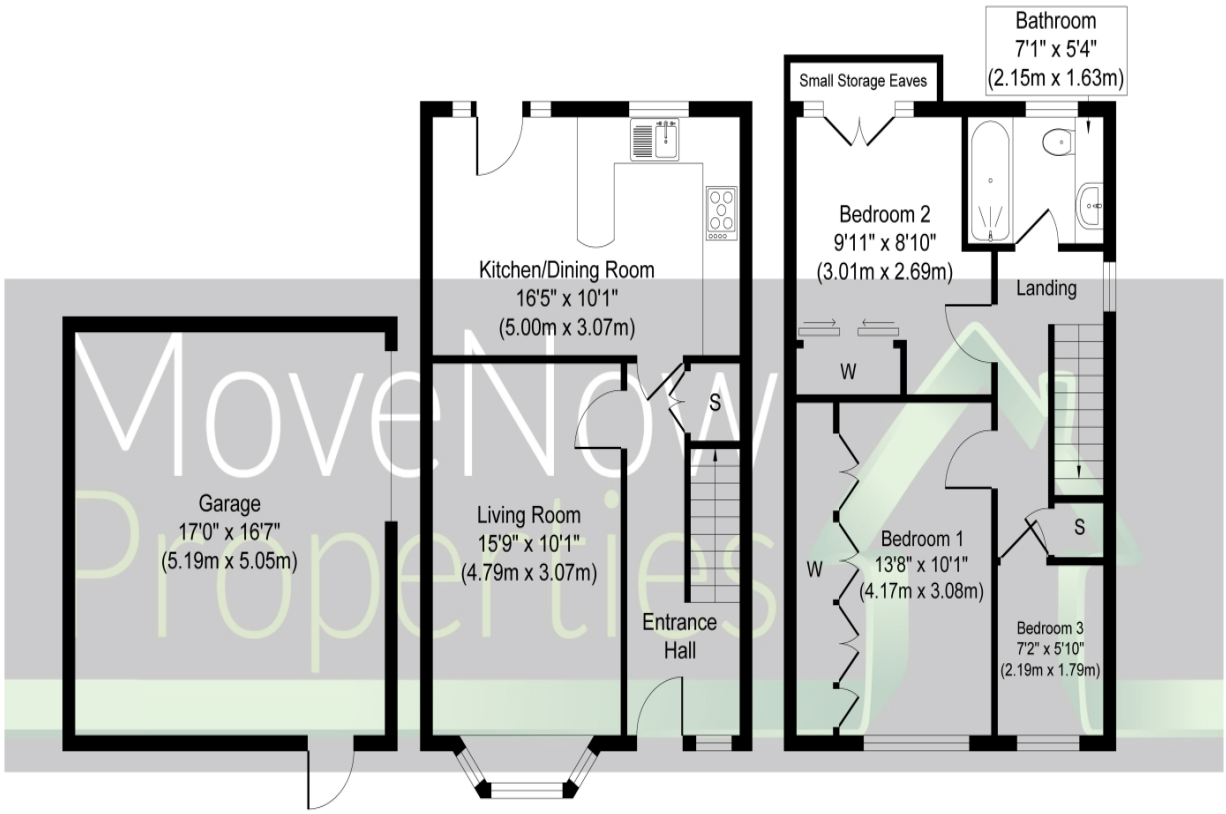


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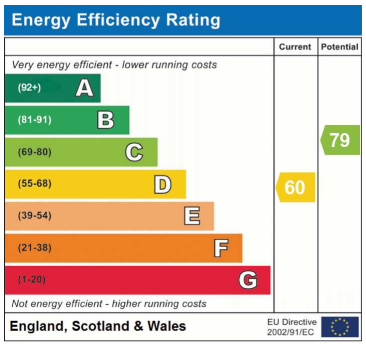


Garage
Approximate Floor Area
282 sq. ft
(26.18 sq. m)

Ground Floor
Approximate Floor Area
440 sq. ft
(40.86 sq. m)

First Floor
Approximate Floor Area
428 sq. ft
(39.80 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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