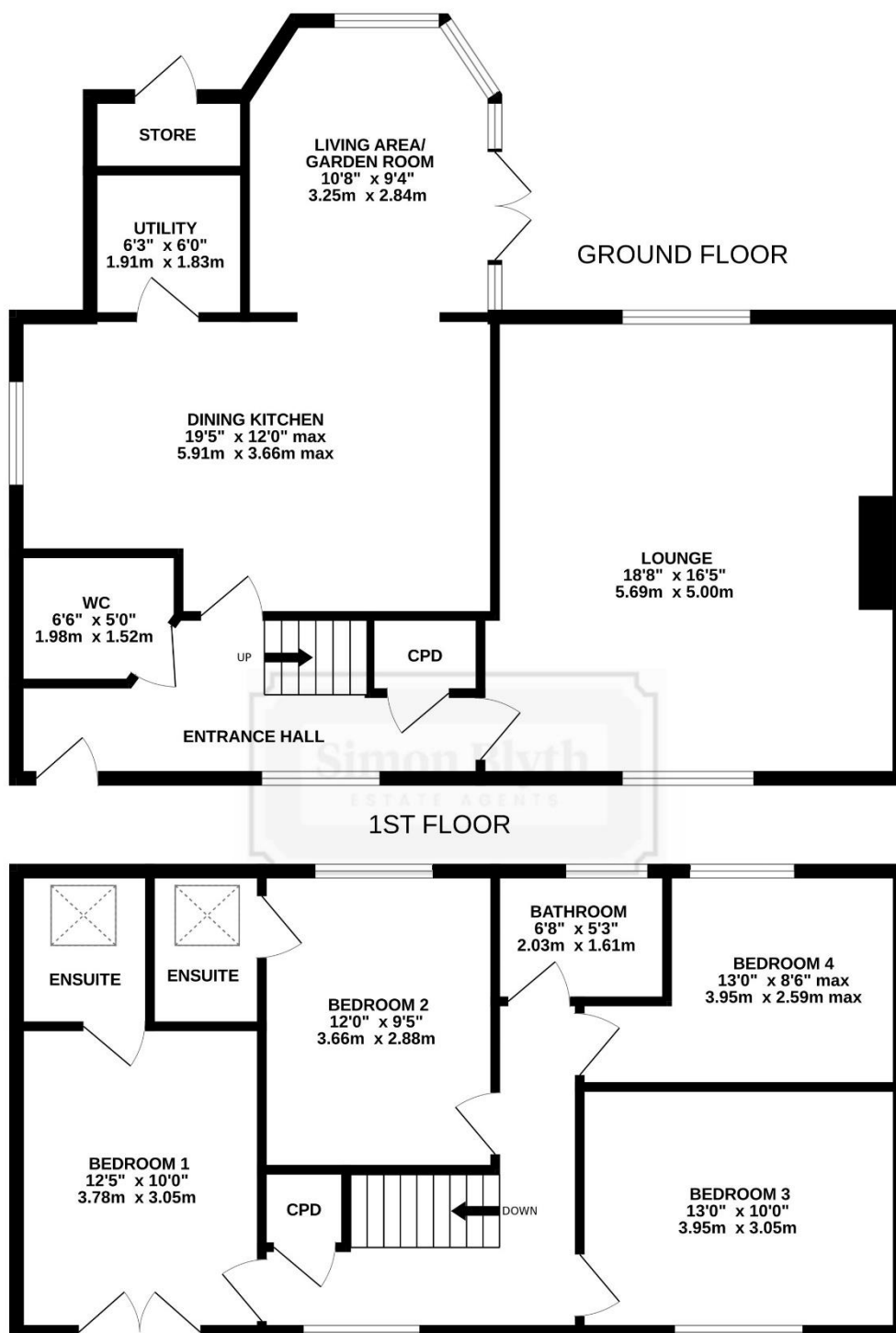




WEST ROYD COTTAGE, WESLEY STREET, OSSETT, WF5 8EZ



WESLEY STREET

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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PROPERTY DESCRIPTION

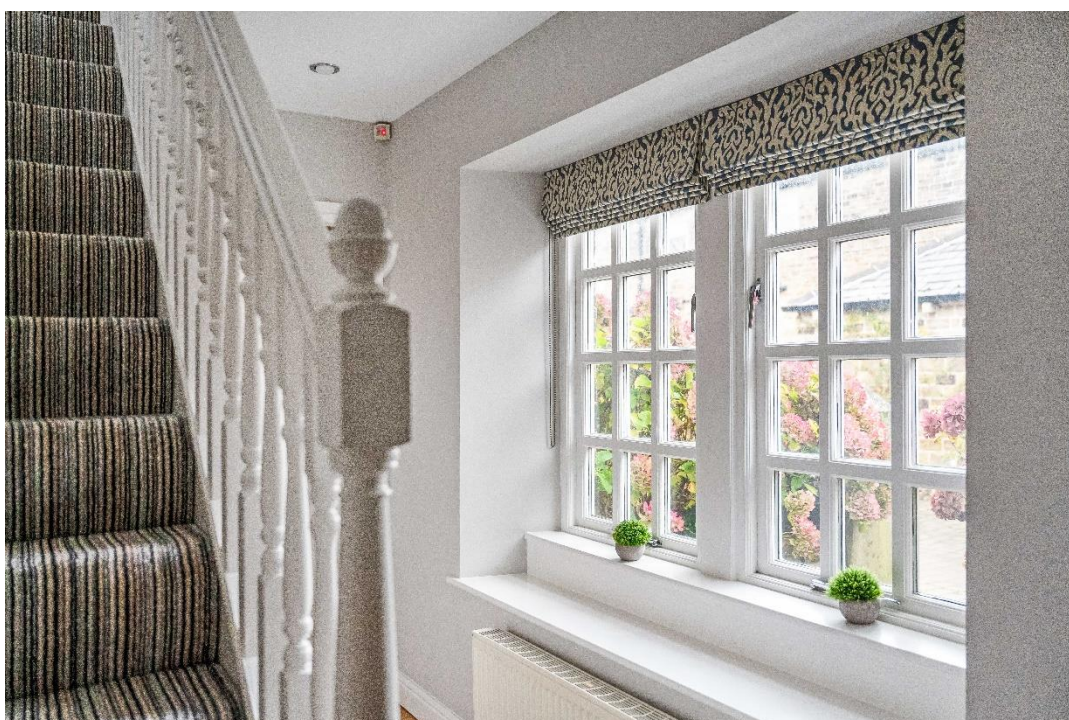
IN A BEAUTIFUL, QUIET LOCATION THIS LOVELY PERIOD HOME ENJOYS A FOUR BEDROOMED ACCOMMODATION. IT IS PART OF A COMPLEX OF SIMILARLY CHARACTERFUL HOUSES AND HAS A SUPERB FEATURE OF A DOUBLE GARAGE AND A SUPERB PRIVATE CAR PARKING AREA AND DELIGHTFUL ENCLOSED REAR GARDEN. THE INTERIOR HAS AN ACCOMMODATION THAT IS BOTH FLEXIBLE AND SPACIOUS. IT HAS FOUR BEDROOMS, TWO OF WHICH ARE SERVED BY EN-SUITES AND LOVELY VIEWS OUT OVER THE ENCLOSED GARDENS, ESPECIALLY FROM THE GARDEN ROOM WHICH ENJOYS A SEAMLESS TRANSITION FROM THE LIVING DINING KITCHEN. IN SHORT, THE ACCOMMODATION BRIEFLY COMPRISES OF AN IMPRESSIVE ENTRANCE HALL, DOWNSTAIRS W.C., LARGE LOUNGE WITH WONDERFUL FIREPLACE AND WINDOWS TO BOTH THE FRONT AND REAR, SUPERB LIVING DINING KITCHEN, UTILITY ROOM, GARDEN ROOM WITH GLAZED DOORS OUT TO GARDENS, FOUR BEDROOMS, BEDROOM ONE WITH EN-SUITE, BEDROOM TWO WITH EN-SUITE, BEDROOM THREE AND FOUR BEING OF A GOOD SIZE. BEING JUST A SHORT WALK AWAY FROM THE BUSTLING TOWN CENTRE OF OSSETT AND BEING SUPERBLY PLACED FOR THE COMMUTER, THIS TUCKED AWAY PERIOD HOME OFFERS A HUGE AMOUNT OF CHARM FROM ITS CHARACTER FEATURES, INCLUDING ITS WONDERFUL BEAMS AND DELIGHTFUL WINDOWS.

Offers Around £520,000

GROUND FLOOR

ENTRANCE PORCH

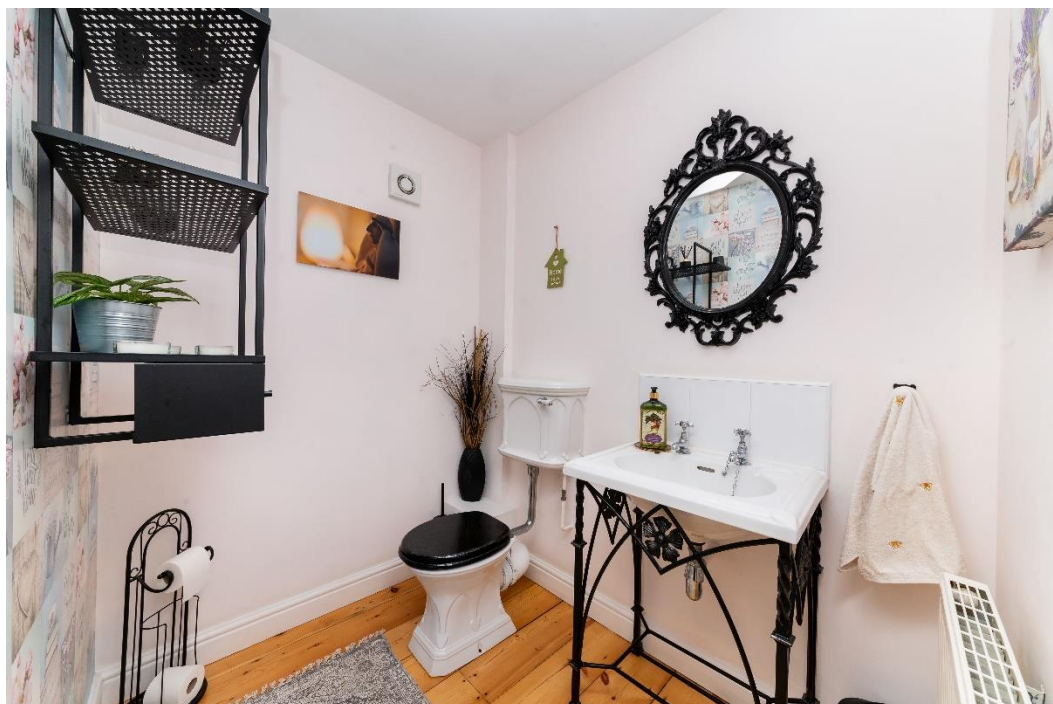
A stylish and characterful door gives access to the entrance hallway. This has twin windows giving a pleasant outlook to the front, a beautiful, polished timber boarded wood floor which is to be found over the majority of the ground floor. The hallway has inset spotlighting to the ceiling, a high standard of décor and certainly sets the scene in terms of finish and style that is about to be viewed throughout the house. With spindle balustrading to the staircase, the hallway is of a good size and a doorway gives access to the downstairs W.C.



DOWNSTAIRS W.C.

Measurements – 6'6" x 5'0" (1.98m x 1.52m)

The downstairs W.C. has a beautiful, polished timber boarded floor, high ceiling height, period style fittings including high quality vanity unit with wash hand basin and stylish low-level W.C.



LOUNGE

Measurements – 18'8" x 16'5" (5.69m x 5.00m)

Doorway leads through to the lounge. The beautiful room has lovely windows to both the front and rear, giving a good amount of natural light and those to the rear giving a particularly pleasant view out to the property enclosed gardens. Yet again, the room has a spectacular polished timber boarded floor, it is decorated in a particularly tasteful manner and has two ceiling light points. There is a particularly attractive period style fireplace with living flame fire. The room is exceptionally welcoming and needs to be viewed in person to be fully appreciated.





LIVING DINING KITCHEN

From the entrance hallway access is gained to the living dining kitchen. This includes two specific areas being the dining kitchen and the living area/garden room.

KITCHEN DINING AREA

Measurements – 19'5" x 12'0" max (5.91m x 3.66m max)

The dining kitchen, which adjoins the living area/garden room, is beautifully finished once again. It has timber boarded flooring, inset spotlighting to the ceilings and attractive chandelier points above the breakfast bar. The breakfast bar, similar to the working surfaces, is in a beautiful granite, with all being finished to a particularly high standard and the units are delightful and in superb order. The kitchen area itself has inbuilt appliances which includes an integrated stainless steel glazed fronted oven with warming tray beneath and integrated microwave above, a five-ring gas hob and stylish extractor fan over. There is an inset sink unit with stylish mixer tap and the room includes an integrated dishwasher, integrated wine racking and has a window to the side elevation.







LIVING AREA/GARDEN ROOM

Measurements – 10'8" x 9'4" (3.25m x 2.84m)

An opening leads through to the living area/garden room, a lovely room giving direct access out to the gardens and having a lovely number of windows enjoying the views and natural light. This light and spacious area acts superbly as a family room and has inset spotlighting to the ceiling.



UTILITY ROOM

Measurements – 6'3" x 6'0" (1.91m x 1.83m)

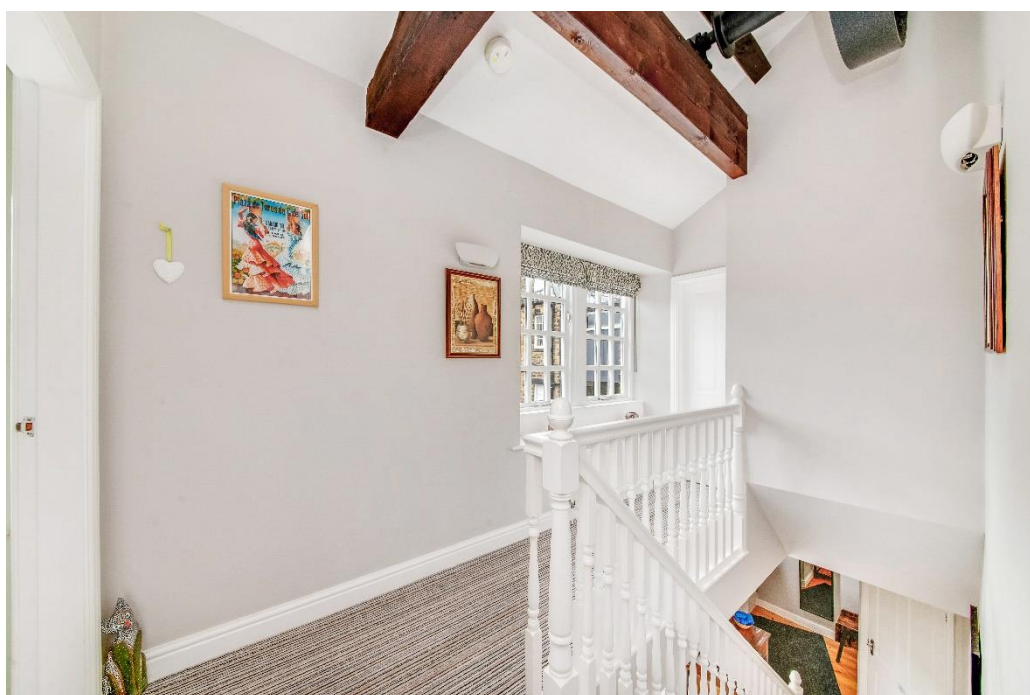
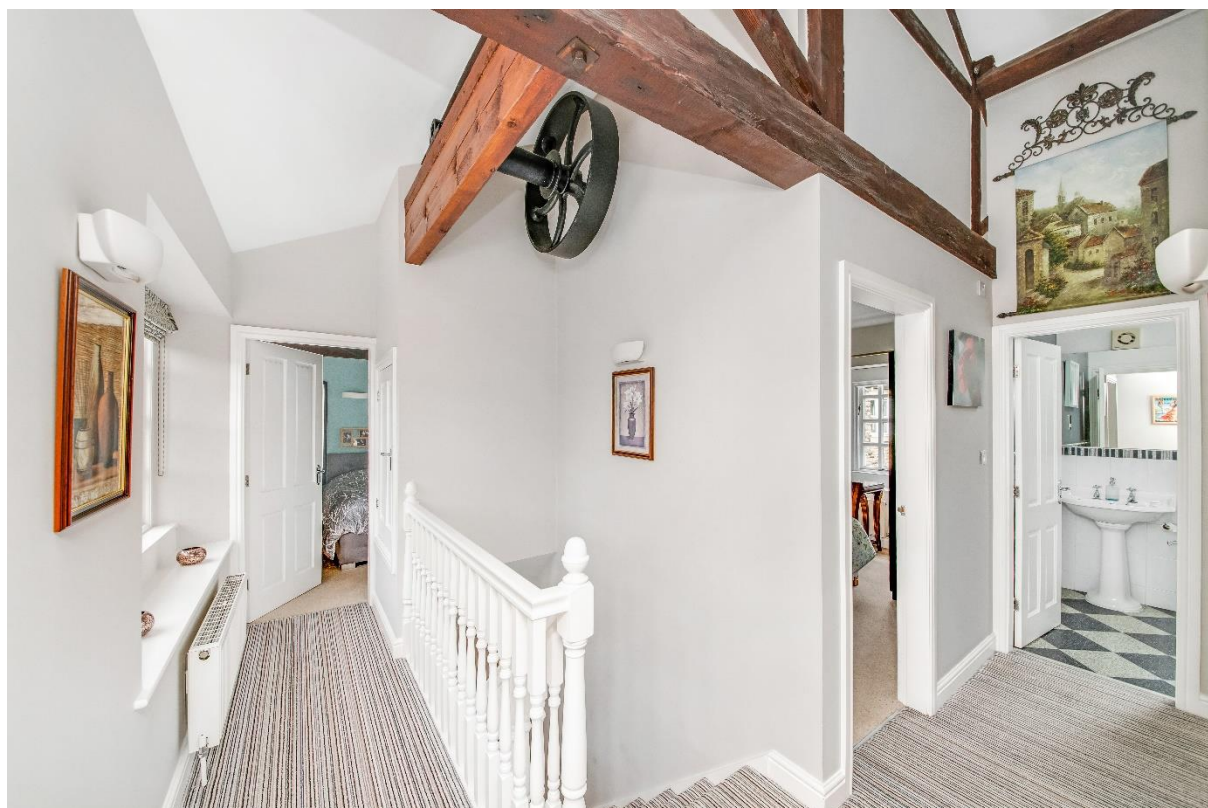
A doorway leads from the dining kitchen through to the utility room. This has a continuation of the timber boarded flooring, worksurfaces, good sized storage cupboards and is home to the fridge freezer and has plumbing for an automatic washing machine. There is also an extractor fan in situ.



FIRST FLOOR

FIRST FLOOR LANDING

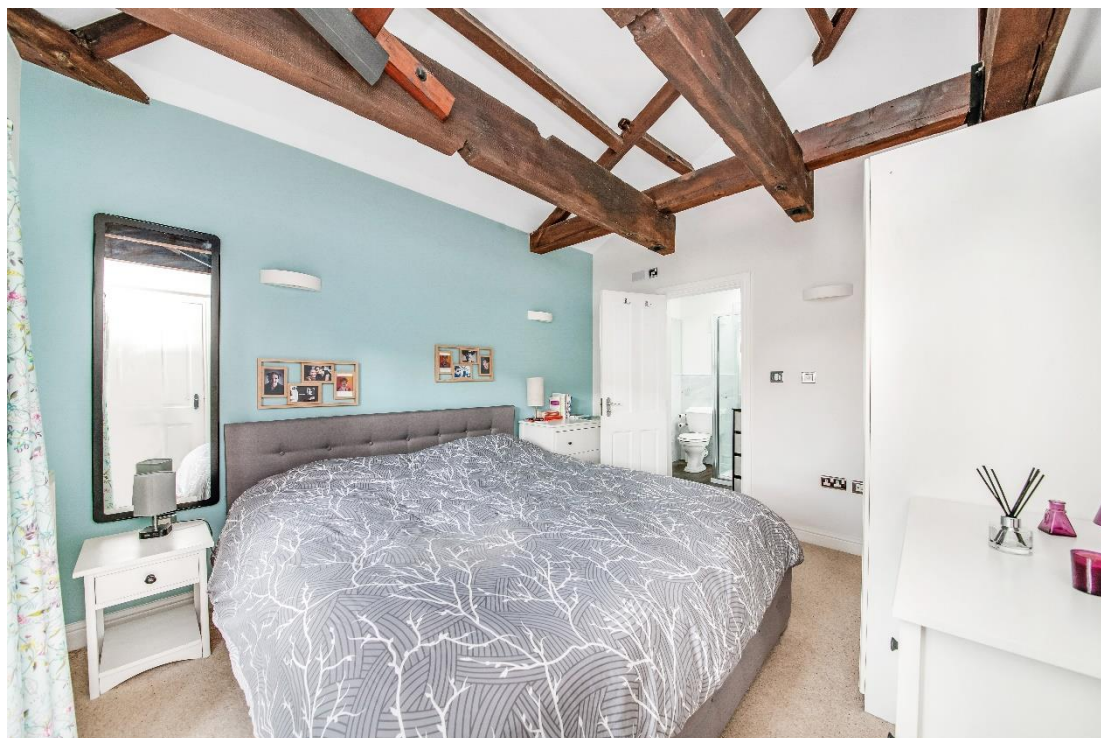
The first-floor landing, as the photographs demonstrate, is particularly well presented. It has wonderful beams and timbers on display and indeed the old iron wheel from the loading bay of the first floor from the property's former usage. With spindle balustrading, this first floor landing has a window giving a pleasant outlook to the front and doorway leads to the property's bedrooms and house bathroom.



BEDROOM ONE

Measurements – 12'5" x 10'0" (3.78m x 3.05m)

Bedroom one is a beautiful double room with twin windows leading to a Juliette balcony giving a lovely outlook to the front. The room has exceptional beams and timbers on display and high quality lighting. The room is of a good size and has a delightful en-suite.



BEDROOM ONE EN-SUITE

This is fitted with a three-piece suite including pedestal wash hand basin, low level W.C., good sized enclosed shower with fabulous chrome fittings, high quality flooring, chrome central heating radiator/heated towel rail, large backdrop mirror, extractor fan and Velux window light.



BEDROOM TWO

Measurements – 12'0" x 9'5" (3.66m x 2.88m)

Yet again, a pleasant double room with twin windows giving views out over the property's gardens with beams and timbers on display.



BEDROOM TWO EN-SUITE

The en-suite is fitted with a three-piece suite including low level W.C., pedestal wash hand basin and high-quality sophisticated shower system within the corner shower. There is appropriate tiling, attractive flooring and Velux window.



BEDROOM THREE

Measurements – 13'0" x 10'0" (3.95m x 3.05m)

With an outlook to the front, this good sized room has a bank of inbuilt wardrobes and superb beams and timber on display.



BEDROOM FOUR

Measurements – 13'0" x 8'6" max (3.95m x 2.59m max)

Once again, with beams and timbers on display, this room has a window giving an outlook over the property's rear gardens. The fittings have been created to give a delightful balance of home office/study space and inbuilt wardrobes.



HOUSE BATHROOM

Measurements – 6'8" x 5'3" (2.03m x 1.61m)

The house bathroom is fitted with a three-piece suite, all of a high standard. There is a window giving an outlook to the rear, a good sized mirror, extractor fan, Velux window, pedestal wash hand basin, low level W.C. and panelled bath with shower screen and fittings over.



OUTSIDE

DOUBLE GARAGE

The double garage is of a high specification and has an automatic operated up and over door. The garage is well presented and the parking area which is block paved provides parking for at least three vehicles. There are other parking spaces available.

EXTERNAL FRONT

The property occupies a beautiful back water position with other characterful homes; it has a substantial amount of parking, particularly in front of the very large double garage. To the front of the home there is a delightful shrub bed area. Please do not be deceived by the old stone gate post as we own either side of the old stone gate post, and this forecourt area presents the property particularly well.

EXTERNAL REAR

There is a delightful, enclosed garden with superb stone flagged paving and sitting out space and patio. This garden enjoys the sunny aspect and mature shrubbery and trees. The garden is accessed directly out from the garden room/living room off the kitchen. Please note, the property has an extraordinary amount of parking and good access to the double garage.







ADDITIONAL INFORMATION

EPC rating - C

Property tenure – Freehold

Local authority – Wakefield Metropolitan District Council

Council tax band – D

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

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OFFICE OPENING TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 28/11/2025



PROPERTY VIEWING NOTES



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