£310,000

TENURE : FREEHOLD

Fairfield walk, Ossett, WF5

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

Extended Three Bedroom Semi-Detached Family Home

Popular Quiet Cul-de-Sac Location

Spacious Family Room Extension

Stylish Modern Fitted Kitchen

Separate Lounge & Dining Room

Three Good Size Bedrooms

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Website:

MoveNow Properties

MoveNowProperties are proud to present to the market this extended three-bedroom semi-detached property, situated within a quiet cul-de-sac in a highly popular residential area of Ossett. Offering well-presented and versatile accommodation arranged over two floors, this impressive family home has been extended to the rear to create a fantastic open-plan kitchen and family room, providing an excellent space for modern family living. The property also benefits from off-street parking, a detached garage and an enclosed rear garden.

Entrance Hallway
The property is entered via a welcoming and spacious entrance hallway, providing access to the main living accommodation, kitchen and useful storage space. Stairs rise to the first floor.

Living Room
Measurements: 14’5” x 12’6” (4.40m x 3.80m)
A spacious front-facing lounge offering a comfortable main reception space. The lounge flows through into the dining room, creating a good degree of versatility and an open feel between the two rooms.

Dining Room
Measurements: 11’2” x 10’6” (3.40m x 3.20m)
The separate dining room is currently utilised as a children's play area, demonstrating the flexibility of the accommodation. The room provides space for a family dining table and chairs and benefits from double sliding patio doors leading through to the family room extension.

Open-Plan Kitchen & Dining Room
Measurements:10’6” x 9’2” (3.20m x 2.80m)
Measurements: 18’0” x 11’2” (5.49m x 3.41m)
A fantastic open-plan kitchen and dining space, forming part of the impressive rear extension. The stylish modern kitchen offers a range of wall and base units with complementary work surfaces and integrated appliances.
The adjoining dining area provides plenty of space for family meals and entertaining, while double doors open directly onto the raised decked patio and rear garden, creating a lovely connection between the indoor and outdoor spaces.

First Floor Landing
The first-floor landing provides access to all three bedrooms, the family bathroom, separate WC and loft space.

Bedroom One
Measurements: 13’5” x 10’2” (4.10m x 3.10m)
A good-sized double bedroom providing ample space for a range of bedroom furniture and storage.

Bedroom Two
Measurements: 11’6” x 10’2” (3.50m x 3.10m)
A further well-proportioned bedroom, offering plenty of space for bedroom furniture and suitable for use as a double bedroom, depending on requirements.

Bedroom Three
Measurements: 8’10” x 8’6” (2.70m x 2.60m)
A versatile third bedroom which would make an ideal child's bedroom, guest room or home office.

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Family Bathroom
Measurements: 8'10" x 6'7" (2.70m x 2.00m)
The family bathroom combines classic style with modern practicality, featuring a beautiful claw foot bath alongside a separate curved corner shower cubicle, WC and wash hand basin. The property therefore offers the best of both worlds with the option of a relaxing bath or separate shower.

Separate WC
Measurements: 4'7" x 3'3" (2.70m x 2.60m)
A useful separate WC is located on the first floor, providing additional convenience for a busy family household.

Outside
To the front of the property is a block-paved driveway providing off-street parking and access to the front entrance.
The property benefits from a detached single garage, providing secure parking and useful additional storage.
To the rear is an enclosed garden incorporating a raised decked patio area, accessed directly from the family room, together with a lawned garden providing an excellent outdoor space for families.
There is also a paved side garden area to the rear of the garage.

Location
Ossett is a highly sought-after market town offering a wide range of local amenities, including shops, supermarkets, cafés, restaurants and schools, making it a popular choice for families.
The property is situated within a quiet cul-de-sac in a popular residential area, while still being conveniently positioned for access to Ossett town centre and surrounding areas.
Excellent road links provide easy access towards Wakefield, Leeds and surrounding West Yorkshire towns and cities, with the M1 motorway also within convenient reach for commuters.

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

Tenure: Freehold
Council Tax Band C
Property Type: 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 N/A
Accessibility features N/A

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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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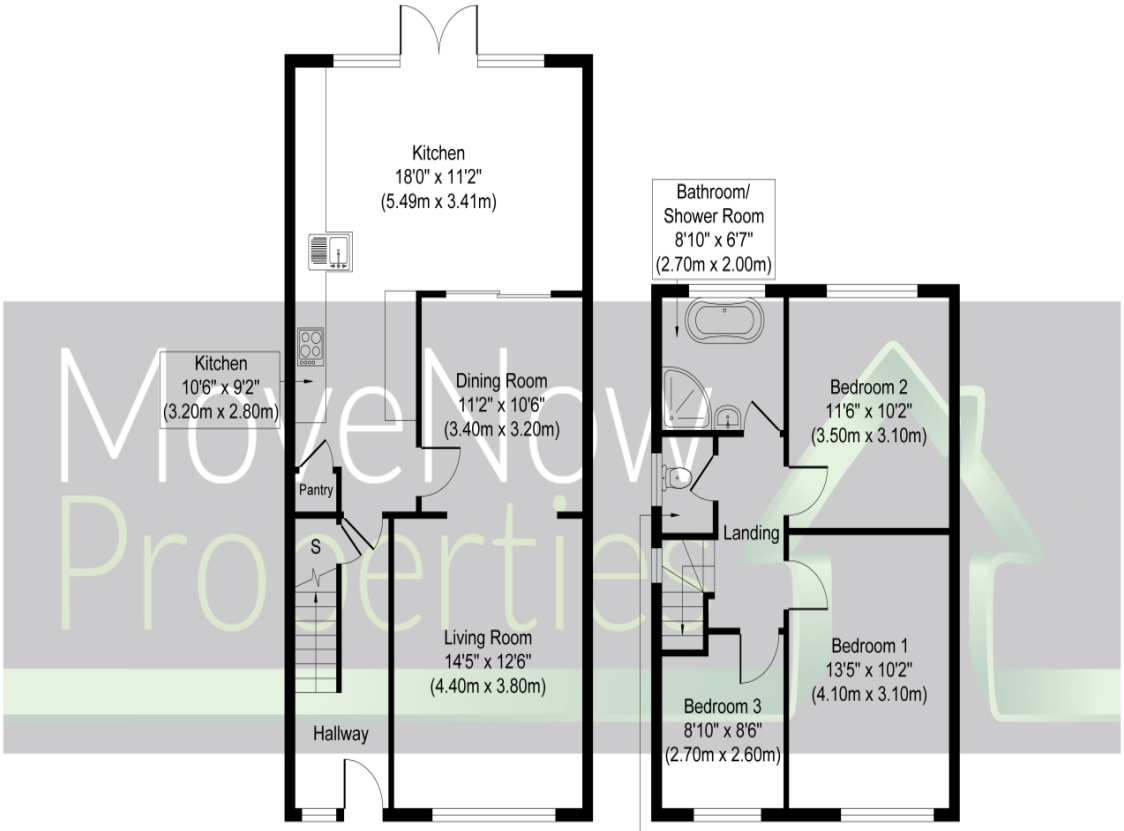

Ground Floor
Approximate Floor Area
678 sq. ft
(62.98 sq. m)

First Floor
Approximate Floor Area
467 sq. ft
(43.42 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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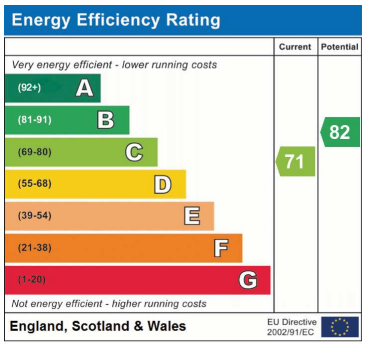

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