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#### MORTGAGES

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 Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage



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## 40 Branstone Grove, Ossett, WF5 9ST

**For Sale Freehold £230,000**

A fantastic opportunity to purchase this extended three bedroom town house, offering spacious and versatile accommodation throughout. The property benefits from three double bedrooms, two reception rooms, and a modern fitted kitchen breakfast room finished with solid wood work surfaces and integrated appliances.

The accommodation is accessed via a front porch leading into a welcoming snug and a generous living room enjoying a dual aspect. The kitchen is open and well appointed, with access to a useful downstairs w.c. completing the ground floor. To the first floor, the staircase leads to a landing providing access to three well proportioned double bedrooms, a modern four piece house bathroom, and a dedicated office space with extensive built-in storage and two fitted desks, ideal for home working. Externally, to the front is a concrete driveway providing off road parking for two vehicles, with an additional parking space within the front garden. A paved pathway leads past landscaped artificial lawned areas and a timber gate giving access to the left hand side of the property. This pathway continues to the fully enclosed rear garden. The rear garden features a large paved patio area with steps leading up to a raised garden space. The garden is enclosed on three sides by timber panel fencing and further benefits from external lighting, an outside power supply, and a water point. There is a further parking space in front of the property and a single garage located at the end of a block of garages accessed by car off Ashmore Drive or on foot via a footpath near the property.

The property is conveniently located within walking distance of local amenities and schools, with regular bus services running to and from Wakefield city centre. The M1 and M62 motorway links are also only a short distance away, making this an ideal home for commuters.

A full internal inspection is essential to fully appreciate the space, layout, and quality of accommodation on offer. Early viewing is highly recommended.

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## ACCOMMODATION

### PORCH

UPVC double glazed entrance door, laminate flooring, spotlights to the ceiling, a contemporary white radiator, a double door storage cupboard and a door leading into the snug.

### SNUG

11'6" x 9'10" [min] x 12'10" [max] (3.51m x 3.02m [min] x 3.92m [max])

Laminate flooring, staircase to the first floor landing, two contemporary white radiators, UPVC double glazed window overlooking the front aspect, inset spotlights to the ceiling, and a door providing access into the living room.



### W.C.

5'11" x 2'7" (1.81m x 0.80m)

Fitted with a low flush w.c. with concealed cistern, wash basin with mixer tap set into a high gloss vanity unit, laminate flooring, chrome heated towel rail, inset ceiling lighting and extractor fan.

### LIVING ROOM

11'10" x 23'5" (3.61m x 7.16m)

UPVC double glazed window overlooking the front aspect, two contemporary dark grey radiators and a feature archway opening into the modern kitchen breakfast room. UPVC double glazed doors open out to the rear garden, with additional UPVC double glazed windows to either side.



### KITCHEN/BREAKFAST ROOM

Fitted with a range of wall and base units with solid oak work surfaces and tiled splashbacks, a Belfast ceramic sink with black swan neck mixer tap, instant hot water tap, and cold water filter tap is installed. Integrated appliances include a full size Lamona dishwasher, two integrated ovens and grills, a five ring ceramic Lamona hob with cooker hood above, a full size integrated fridge, and a full size integrated freezer. There is plumbing for a washing machine concealed within a cupboard and space for a dryer. A contemporary cream and solid oak breakfast bar, parquet flooring, plinth lighting and downlights fitted within the wall units, fully tiled walls, inset spotlights to the ceiling, a UPVC double glazed window overlooking the rear aspect, and a UPVC double glazed door opening to the rear garden.



### FIRST FLOOR LANDING

Loft access hatch, inset spotlights to the ceiling, contemporary dark grey radiator and doors providing access to three bedrooms, the house bathroom and an opening leading into the office.

### BEDROOM ONE

9'5" [min] x 12'4" [max] x 12'0" (2.88m [min] x 3.78m [max] x 3.67m)

Inset spotlights to the ceiling, wardrobe rails fitted to one wall, UPVC double glazed window overlooking the front elevation and central heating radiator.



### BEDROOM TWO

12'1" x 10'4" (3.69m x 3.16m)

UPVC double glazed window overlooking the rear elevation, contemporary white radiator, inset spotlights to the ceiling, and wardrobe rails to one wall.

### BEDROOM THREE

11'8" x 9'3" (3.57m x 2.83m)

UPVC double glazed window overlooking the front elevation and central heating radiator.



### BATHROOM/W.C.

7'1" [max] x 5'8" [min] x 10'4" (2.17m [max] x 1.74m [min] x 3.15m)

A four piece suite including an enclosed shower cubicle with electric shower, black rainfall shower head and attachment, a double ended panelled bath features a centrally positioned black mixer tap, shower attachment, and jacuzzi style jets. A low flush w.c. with concealed cistern, circular wash basin with black mixer tap set into vanity drawers, black heated towel rail, inset spotlights and a UPVC double glazed frosted window overlooking the rear elevation.



### OUTSIDE

To the front of the property is a concrete driveway providing off road parking and a central paved pathway leads to the front door. A further paved pathway leads down to a timber gate providing side access, with steps rising to an artificial lawned seating area within the front garden. The property also owns part of the elevated shrub section adjacent to the driveway. The timber gate leads down a paved pathway with low maintenance pebbled borders to a paved patio area within the rear garden. Steps rise to an upper rear garden area. Timber fencing encloses all three sides, making the garden fully enclosed. There is a further parking space in front of the property and a single garage located at the end of a block of garages accessed by car off Ashmore Drive or on foot via a footpath near the property.

### COUNCIL TAX BAND

The council tax band for this property is A.

### 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

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.