

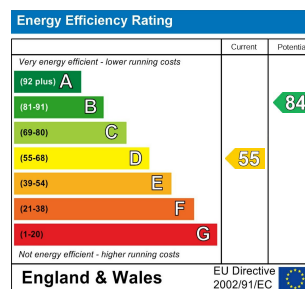
The floor plan shows a rectangular layout. The top half is labeled 'Kitchen' and the bottom half is labeled 'Living Room'. A thick black horizontal line separates the two rooms. On the left side, there is a staircase with a curved wall and a door. The right side of the living room has a large rectangular area, possibly a fireplace or a large window. The overall design is simple and functional.

The floor plan shows a rectangular layout. On the left side, there is a staircase with a railing, labeled 'Staircase'. To the right of the staircase is a large room labeled 'Bedroom 3'. Above the staircase is a smaller room labeled 'Bathroom'. To the right of the bathroom is a large room labeled 'Bedroom 2'. To the right of Bedroom 2 is another large room labeled 'Bedroom 1'. The rooms are separated by thick black lines representing walls. There are several doorways and alcoves indicated by curved lines. The overall layout is efficient, maximizing the use of space.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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



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PONTEFRAC T & CASTLEFORD
01977 798 844



For Sale Freehold £150,000

The accommodation briefly comprises of the entrance hall, spacious lounge and dining kitchen to the ground floor. To the first floor are three bedrooms and the house bathroom/w.c. Externally the property benefits from off street parking to the front and lawned garden. Whilst to the rear is a low maintenance courtyard style garden.

Ossett itself plays host to a range of amenities including shops, eateries and well regarded local schooling. There are good transport links on hand including easy access to the M1 motorway network and being a short drive into the centre.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed entrance door, stairs to the first floor and door to the living room.

LIVING ROOM

14'10" x 14'5" [max] [4.54m x 4.40m [max]]

UPVC double glazed window to the front, feature fireplace with gas fire inset, coving to the ceiling, double central heating radiator and door leading through to the kitchen.



KITCHEN

16'1" x 8'0" plus recess [4.92m x 2.45m plus recess]

Fitted kitchen with a range of wall and base units with complementary work surface over incorporating stainless steel sink and drainer, in built electric oven, four ring gas hob with tiled splash back, central heating radiator, vinyl flooring, UPVC double glazed window and door to the rear. Useful understairs storage cupboard.

FIRST FLOOR LANDING

Doors to three bedrooms and the house bathroom. Storage cupboard housing the combination central heating boiler.

BEDROOM ONE

14'11" x 10'2" [4.55m x 3.10m]

UPVC double glazed window to the front, carpeted flooring, useful in built bedroom storage, wall lighting and double central heating radiator.



BEDROOM TWO

9'9" x 7'11" [2.98m x 2.43m]

UPVC double glazed window to the rear, central heating radiator, sink with in built mirror, storage over and shaving point,

BEDROOM THREE

7'8" x 6'9" includig bulkhead [2.35m x 2.07m includig bulkhead]

UPVC double glazed window to the front and small loft hatch.

BATHROOM/W.C.

6'3" x 5'0" [1.92m x 1.54m]

Three piece suite comprising panelled bath with electric shower over, pedestal wash basin and low flush w.c. UPVC double glazed frosted window to the rear, part tiled walls and vinyl flooring.

OUTSIDE

To the front of the property is a driveway providing off street parking and lawned garden. To the rear is an enclosed low maintenance courtyard style garden.



COUNCIL TAX BAND

The council tax band for this property is TBC.

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.