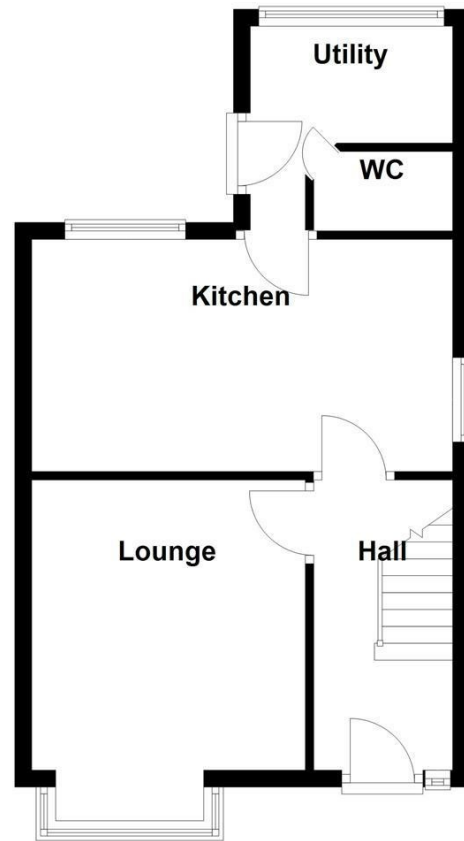


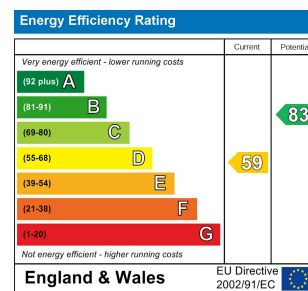
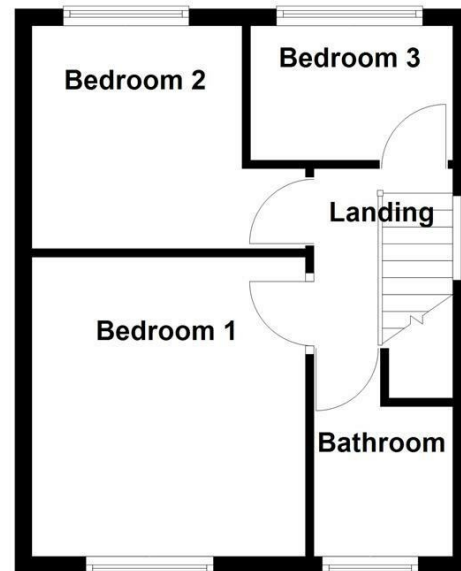


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Ground Floor



First Floor



1 The Orchard, Ossett, WF5 8PP

For Sale Freehold £225,000

Recently renovated to an exceptional standard, this superbly presented three bedroom property offers stylish, ready to move into accommodation. The property benefits from driveway parking, a low maintenance rear garden and modern fitted house bathroom.

The accommodation briefly comprises an entrance hall, spacious lounge, and a modern fitted kitchen/diner with an adjoining utility room and ground floor W.C.. To the first floor, the landing provides access to three bedrooms and a contemporary three piece family bathroom. Externally, the property features a tarmac driveway to the front providing off road parking for two/three vehicles, along with low maintenance gardens to the rear.

Ideally located at the bottom of a cul de sac, within walking distance of the town centre and its popular twice weekly market, the property is also well positioned for access to the motorway network, making it an excellent choice for commuters. Recently refurbished throughout and presented to a high standard, early viewing is highly recommended.

IMPORTANT NOTE TO PURCHASERS

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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ACCOMMODATION

ENTRANCE HALL

Entrance is via a new composite front door into the main hallway, featuring wood effect flooring, a central heating radiator, and a staircase rising to the first floor landing. Doors provide access to the lounge and the kitchen diner.

LIVING ROOM

11'7" x 10'7" [3.55m x 3.23m]

UPVC double glazed bay window to the front, central heating radiator, open fireplace.



KITCHEN DINER

13'3" (max) x 10'8" [4.06m (max) x 3.26m]

UPVC double glazed windows to the front, rear and side, central heating radiator, skirting boards, spotlights, door into the utility room. Recently renovated modern fitted kitchen with a range of wall and base units providing ample storage, wood effect laminate worktops,

sink and drainer unit, integrated induction hob with splashback and cooker hood, integrated double oven, integrated fridge freezer, and dishwasher.

UTILITY ROOM

8'0" x 7'10" [2.44m x 2.39m]

UPVC double glazed window to the rear and a side UPVC door providing access to the garden. Fitted with wall and base units, wood effect laminate worktops, and a sink and drainer unit. A door leads into the downstairs W.C..



DOWNSTAIRS W.C.

5'0" x 3'0" [1.53m x 0.93m]

Chrome style ladder radiator and spotlight to the ceiling, half tiled walls and tiled floor. Fitted with a two piece suite comprising a low flush W.C. and corner wash hand basin with mixer tap.



FIRST FLOOR LANDING

UPVC double glazed window to the side, a wooden banister, doors into three bedrooms and the house bathroom.

BEDROOM ONE

11'7" x 10'7" [3.55m x 3.23m]

UPVC double glazed window to the front, central heating radiator, carpeted flooring and skirting boards.



BEDROOM TWO

7'2" (max) x 8'9" [2.19m (max) x 2.69m]

UPVC double glazed window to the rear, central heating radiator, carpeted flooring and skirting boards.



BEDROOM THREE

7'11" x 5'2" [2.42m x 1.60m]

UPVC double glazed window to the rear, central heating radiator, carpeted flooring and skirting boards.

BATHROOM

7'10" (max) x 5'6" [2.39m (max) x 1.70m]

Frosted UPVC double glazed window to the front, chrome style ladder radiator, spotlights to the ceiling, and fully tiled walls. Modern three piece suite comprising a panelled bath with wall mounted shower and glass screen, wash hand basin with mixer tap, low flush W.C..



OUTSIDE

To the front, the property has a tarmac driveway providing parking for two/three vehicles. Side access leads to the rear garden, which is low maintenance with a pebble finish and a paved patio seating area, perfect for outdoor dining and entertaining.



COUNCIL TAX BAND

The council tax band for this property is B.

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.

EPC RATING

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

VIEWINGS

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