


Church Street, Ossett, West Yorkshire

Guide Price: £350,000
Freehold

 **Reeds Rains**

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*** GUIDE PRICE £350,000 - £375,000 ***

SIMPLY STUNNING SIX BEDROOM HOME WITH SPACIOUS AND VERSATILE ACCOMMODATION SET OVER FOUR FLOORS. BEAUTIFULLY PRESENTED THROUGHOUT WITH LARGE ROOMS INCLUDING A SUPERB OPEN PLAN KITCHEN DINER TO THE REAR, TWO RECEPTION ROOMS, GARAGE AND GARDEN. ALL OFFERED FOR SALE WITH NO CHAIN * Awaiting EPC**

This surprisingly spacious family home has undergone a comprehensive scheme of improvements by the current owners providing a beautiful and well appointed home with quality fixtures and fittings throughout. Briefly comprising, entrance hall, lounge, large kitchen/diner with central island and two sets of French doors opening onto the patio, utility room with internal door to the garage and downstairs cloakroom WC. To the lower ground floor is a second reception room/games room. To the first and second floors are six bedrooms with two en-suites plus large family bathroom. Externally the home benefits from a block paved driveway to the front leading to integral garage whilst to the rear is a lawned garden with large patio. Located close to excellent schools, shops and the motorway links making this home ideal for the growing family and commuters alike. A full internal inspection is a must with this beautiful home to fully appreciate the extent of accommodation on offer, call now to book your viewing.

Entrance Hall

Upvc double glazed door and window to the front aspect. Oak balustrade staircase leading to the first floor. Central heating radiator.

Living Room

Upvc double glazed window to the front aspect. Inset remote control modern gas fire. Two Central heating radiators. Double doors leading into the kitchen/diner.

Kitchen Dining Room

A beautiful fitted kitchen with a great range of wall and base units with Bamboo worktop above incorporating inset composite black sink and mixer tap. Integrated Smeg appliances including oven, induction hob and contemporary black glass extractor fan above plus integrated dishwasher. The room is finished with inset spotlights to the ceiling, under counter lighting, splashback tiling and tiling to the floor. The room benefits from a central island with space for bar stools and further space for large table and chairs creating a lovely entertaining and family space. Two sets of Upvc double glazed French doors with windows either side open out onto the patio ideal for those summer months. Two Central heating radiators.

Utility Room

Upvc double glazed door to the rear aspect leading into the garden and further door leading into the integral garage. Base units with bamboo worktop above incorporating single sink and drainer with mixer tap finished with splash back tiling. Plumbing for washing machine and space for dryer and fridge freezer. Inset spotlights and tiling to the floor.

Cloakroom WC

Upvc double glazed window to the rear aspect. Two piece white suite comprising low level WC and wash hand basin. Part tiled walls and tiled floor. Wall mounted boiler. Central heating radiator.

Basement Games room/snug

Upvc double glazed window to the front aspect. Central heating radiator. Spotlights to the ceiling. Further space for storage.

First floor landing

Airing Cupboard. Access to boarded loft with pull down ladder, power and light.

Master Bedroom

Upvc double glazed window to the front aspect. TV aerial socket. Two central heating radiators

En-suite Bathroom

Upvc double glazed window to the rear aspect. Modern four-piece white suite comprising low level WC, wash hand basin, panelled bath and glazed shower enclosure with mixer shower above. Finished with part tiled walls and tiled floor. Chrome ladder radiator.

Bedroom Two

Upvc double glazed window to the rear aspect. Central heating radiator. Network point

Bedroom Three

Upvc double glazed window to the front aspect. Central heating radiator. Network point

Bedroom Four

Upvc double glazed window to the front aspect. Central heating radiator. TV aerial socket

Family Bathroom

Upvc double glazed window to the rear aspect. Contemporary white suite comprising low level WC, double width wall mounted hand basin and lovely cast-iron free-standing bath. Further modern glazed shower enclosure with inset mixer shower above and chrome ladder radiator. Part tiled walls and tiled floor.

Second floor landing

Double glazed Velux windows to the roof, central heating radiator.

Bedroom Five

Two double glazed Velux windows to the roof. Central heating radiator.

Bedroom Six

Two double glazed Velux windows to the roof. Central heating radiator. Door leading to en-suite.

En-suite Shower room

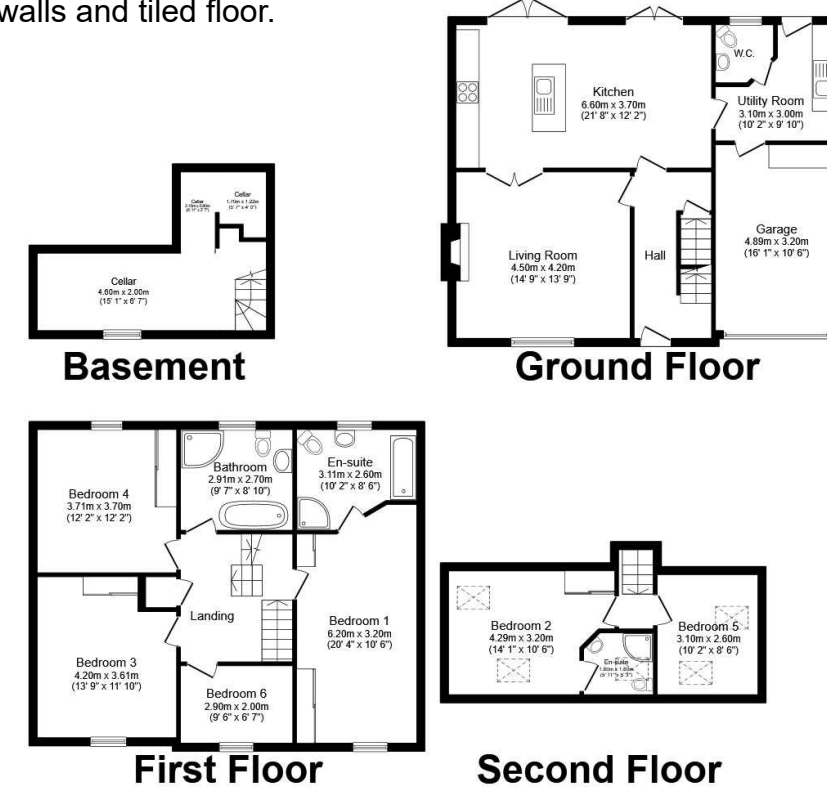
Double glazed Velux window to the roof. Contemporary white suite comprising low level WC, wash hand basin modern glazed shower enclosure with inset mixer shower above. Finished with chrome ladder radiator and central heating radiator. Part tiled walls and tiled floor.

External

To the front of the property is an attractive block paved driveway with walled frontage leading to the integral garage. To the rear is a good size fence and wall enclosed garden with large patio ideal for outdoor seating and dining. Large timber shed.

Garage

Electric Door to the front aspect. Power and Light.



Total floor area 199.7 sq.m. (2,150 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com