

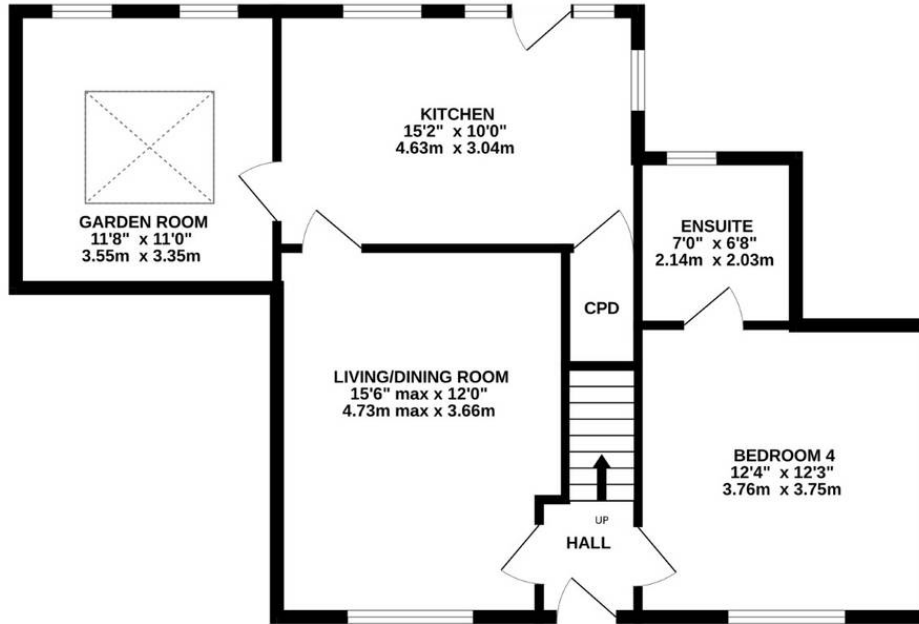


Lady Close, Ossett

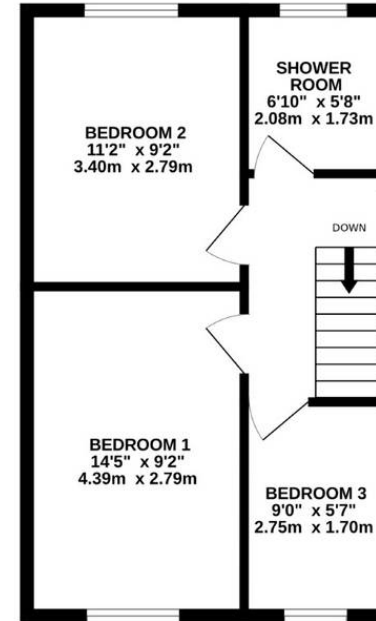
Wakefield, WF5

Offers in Region of **£350,000**

GROUND FLOOR



1ST FLOOR



GARAGE



LADY CLOSE

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Lady Close, Ossett

Wakefield, WF5

A DETACHED FAMILY HOME, NESTLED IN A QUIET CUL-DE-SAC SETTING AND SITUATED IN THE POPULAR VILLAGE OF OSSETT. OCCUPYING A GENEROUS CORNER PLOT, WITH FABULOUS GARDENS, MODERN CONTEMPORARY INTERIOR AND SPACIOUS AND VERSATILE ACCOMMODATION ACROSS TWO FLOORS. THE PROPERTY IS SITUATED A SHORT DISTANCE FROM THE BUSTLING VILLAGE CENTRE, IN CATCHMENT FOR WELL REGARDED SCHOOLING AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property accommodation briefly comprises of entrance hall, open-plan living/dining room, kitchen, garden room and a generous proportioned double bedroom with en-suite shower room to the ground floor. To the first floor there are three bedrooms and the house shower room. Externally there is a tarmacadam driveway providing off street parking for multiple vehicles leading to a garage. The rear garden is particularly private with raised decking area, summerhouse, pleasant lawn area with a further sheltered decking area at the bottom of the garden with canopy above. Viewings are a must in order to truly appreciate the accommodation on offer.

Tenure: Freehold

EPC Rating: C



GROUND FLOOR

ENTRANCE HALL

Enter into the property through a double glazed composite front door with obscured glazed inserts and leaded detailing into the entrance hall. The entrance hall features hard wood flooring, a central ceiling point, and a cast iron vertical column radiator. There is a staircase rising to the first floor with brushed chrome handrail. A multi panel door provides access to a generous proportioned ground floor bedroom and a multi panel timber and glazed door provides access to a generous living dining room.

GROUND FLOOR BEDROOM

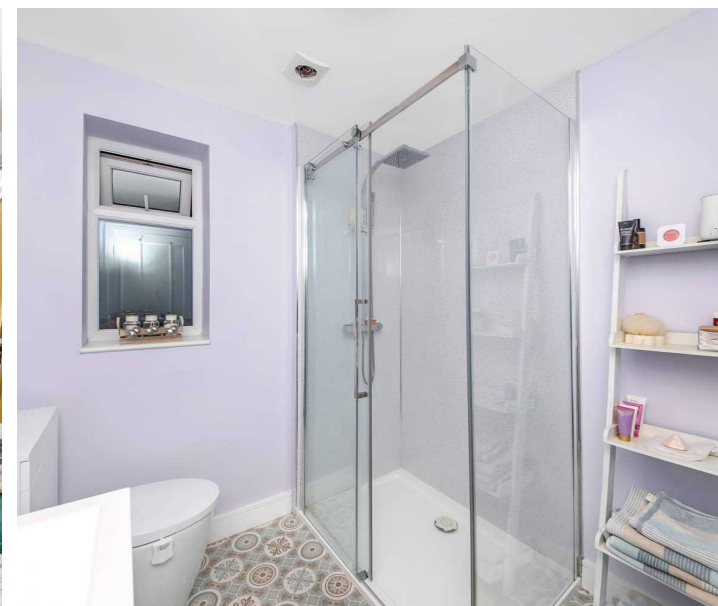
12' 4" x 12' 4" (3.76m x 3.75m)

As the photography suggests, this impressive light and airy double bedroom enjoys a great deal of natural light which cascades through the double glazed bank of windows to the front elevation. There is a fabulous, vaulted ceiling with central ceiling light point, a radiator and the room benefits from en-suite shower room facilities.

GROUND FLOOR BEDROOM EN-SUITE SHOWER ROOM

7' 0" x 6' 8" (2.14m x 2.03m)

The en-suite shower room features a modern contemporary three piece suite which comprises of a fixed frame shower cubicle with thermostatic rainfall shower and with separate handheld attachment, a broad wash hand basin with chrome monobloc mixer tap and vanity drawers beneath and a low level W.C with concealed cistern and push button flush. There is attractive vinyl tile effect flooring, panelling to the splash areas and a ceiling light point. Additionally, there is a double glazed window with obscured glass to the rear elevation, a loft hatch provides access to a useful attic space, there is provisions for an extractor fan and a vertical cast iron column radiator.





OPEN PLAN LIVING DINING ROOM

15' 6" x 12' 0" (4.73m x 3.66m)

The attractive hardwood flooring continues through from the entrance hall into the open plan living dining room which again enjoys a great deal of natural light which cascades through the double glazed bank of windows to the front elevation. The room is decorated to a high standard and features a central ceiling light point, a radiator and floor to ceiling fitted cupboards, ideal for cloaks storage. There is ample space for both living and dining accommodation, there is a recessed area with display shelving and a multi panel timber and glazed door provides access to the kitchen.



KITCHEN

15' 2" x 10' 0" (4.63m x 3.04m)

The hardwood flooring continues through from the open plan living dining room into the kitchen which features dual aspect windows to both the rear and side elevations with particularly pleasant views across the property's rear gardens from the windows to the rear. The kitchen features exposed timber beams to the ceilings, two ceiling light points and a vertical cast iron column radiator, there are fitted wall and base units with handleless cupboard fronts and with complimentary rolled edge work surfaces over which incorporate a one and a half bowl composite sink and drainer unit with pull out hose mixer tap. The kitchen is well equipped with space for an 8 ring range cooker with ceramic splash back and canopy style cooker hood over and space for an American style fridge and freezer unit. The kitchen benefits from an integrated dishwasher and built in washing machine and there is soft closing doors and drawers, ceramic splashback to the work surfaces. There are doors providing access to the garden room, under stairs pantry and an external double glazed door with obscured glazed inserts proceeds to the rear decking.





GARDEN ROOM

11' 8" x 11' 0" (3.55m x 3.35m)

This versatile space can be utilised for a variety of uses and enjoys a great deal of natural light with a fabulous roof lantern and two double glazed $\frac{3}{4}$ depth windows to the rear elevation. The room is currently utilised as a snug but could be utilised as a home office, family room or perhaps as a formal dining room. There is inset spotlighting to the ceilings, a vertical cast iron column radiator and the focal point of the room is the freestanding Wyking cast iron log burning stove which is set upon a raised hearth and has a cast iron flue.

FIRST FLOOR LANDING

Taking the staircase to the first floor you reach the landing which features a double glazed window to the side elevation providing a great deal of natural light. There are multi panel doors providing access to three well proportioned bedrooms and the house shower room and there is a brushed chrome handrail with glazed balustrade over the stairwell head. Additionally, there is loft hatch providing access to a useful attic space, and a ceiling light point.

BEDROOM ONE

14' 5" x 9' 2" (4.39m x 2.79m)

Bedroom one is a generous proportioned light and airy double bedroom which has ample space for freestanding furniture. There is a bank of double glazed windows to the front elevation, a central ceiling light point and radiator.

BEDROOM TWO

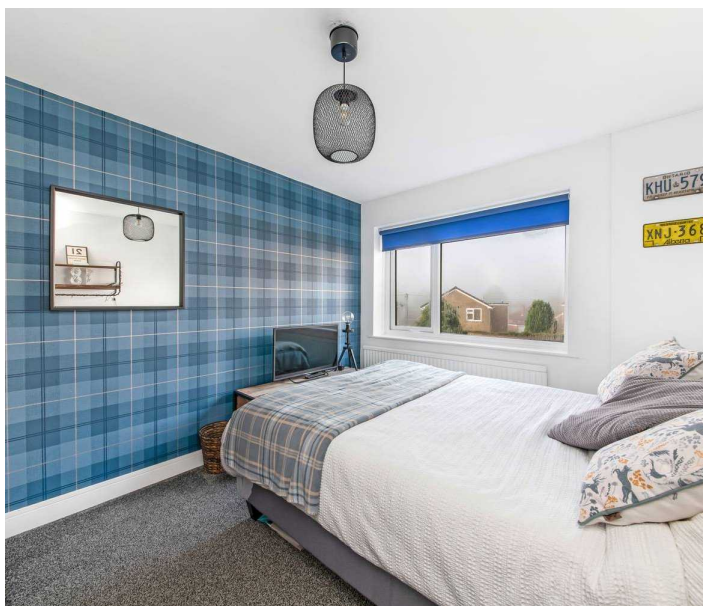
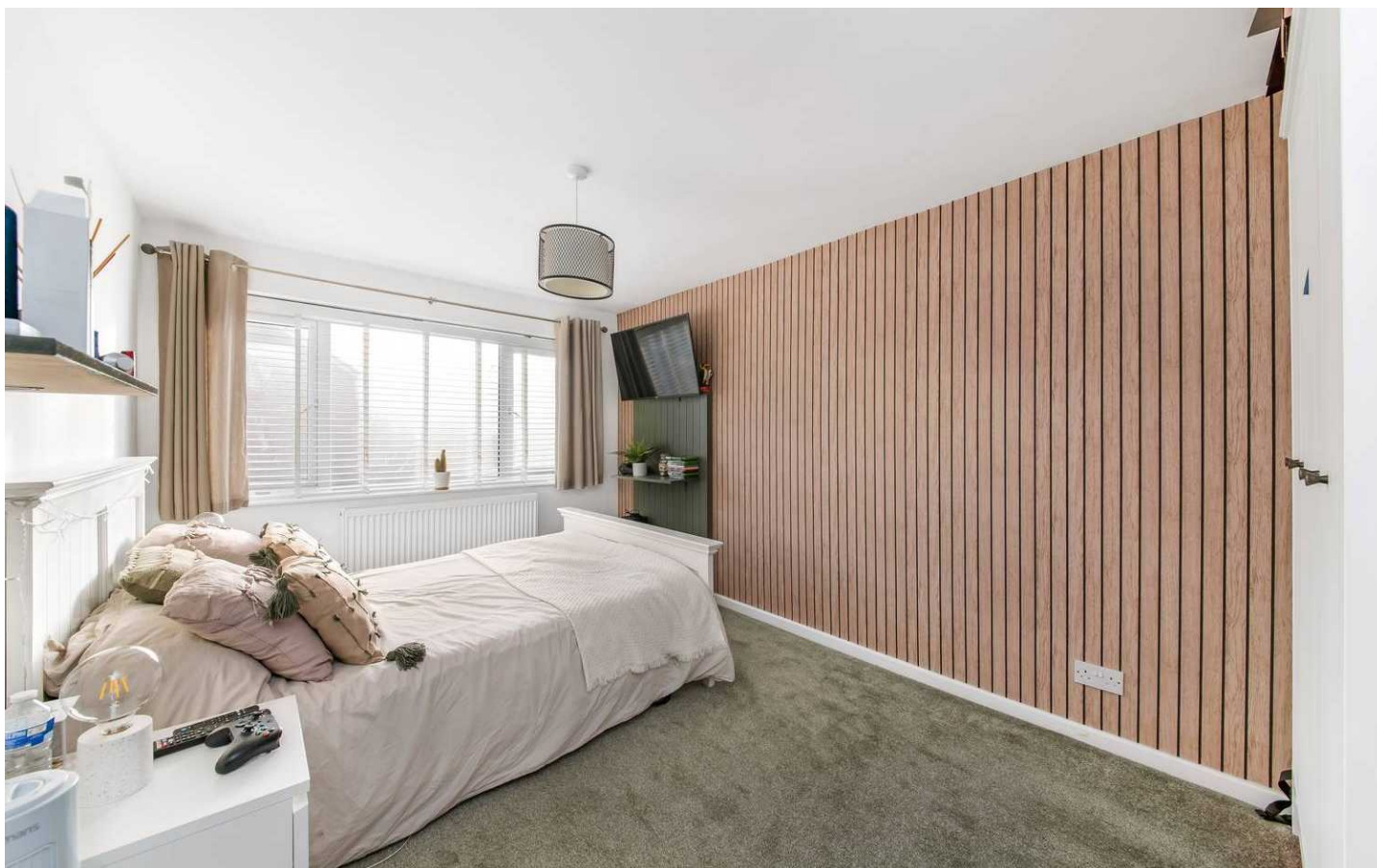
11' 2" x 9' 2" (3.40m x 2.79m)

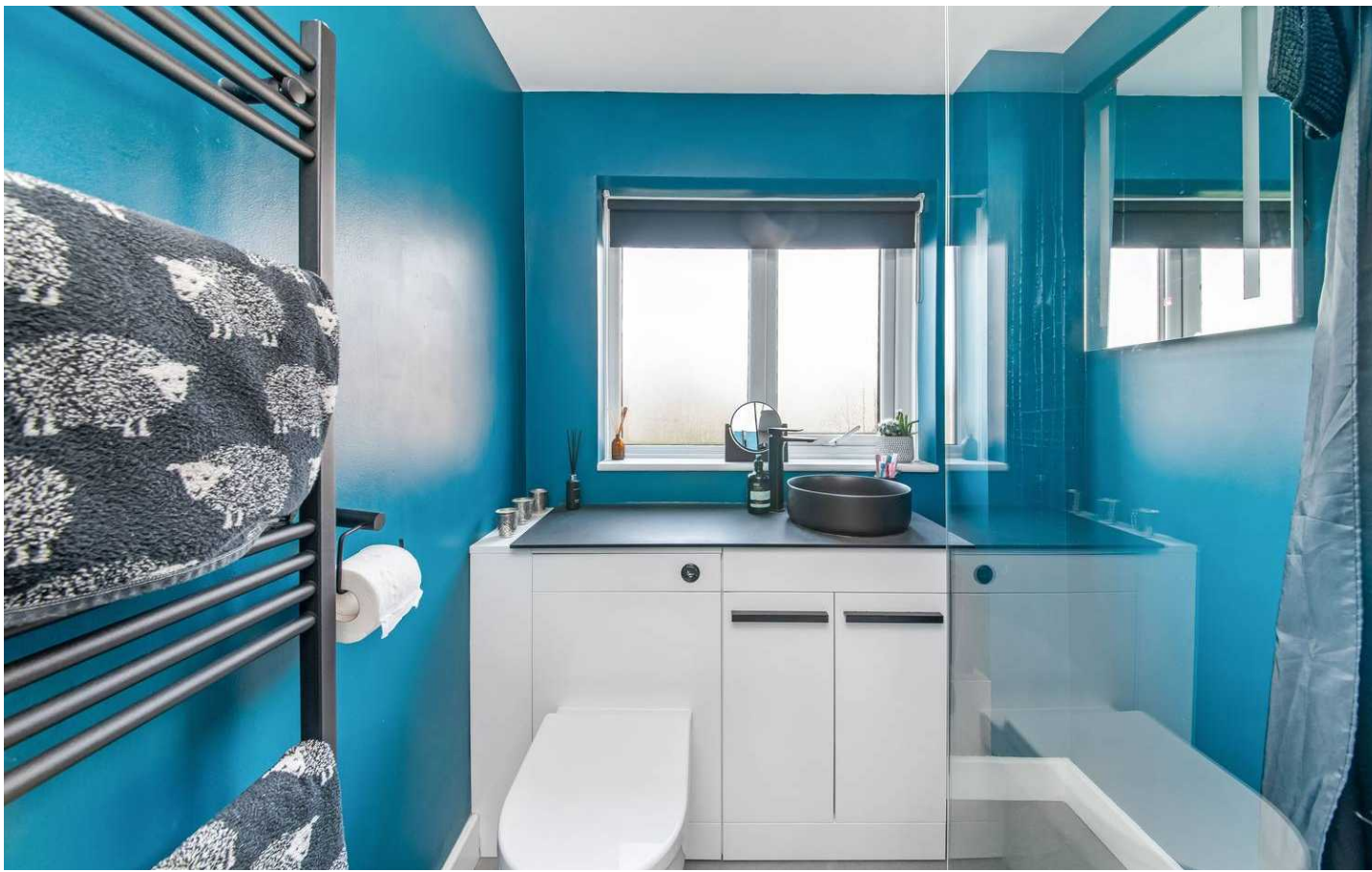
Bedroom two again, is a generous proportioned double bedroom which has ample space for freestanding furniture. There is a bank of double glazed windows to the rear elevation which has a pleasant view across the property's generous proportioned gardens and with far reaching views across rooftops and across the valley. There is a ceiling light point and a radiator.

BEDROOM THREE

9' 0" x 5' 7" (2.75m x 1.70m)

Bedroom three is currently utilised as a dressing room/walk in wardrobe. This bedroom can accommodate a single bed with ample space for freestanding furniture. There is a bank of double glazed windows to the front elevation, a central ceiling light point, a radiator and useful fitted storage over the bulkhead for the stairs which houses the wall mounted combination boiler.

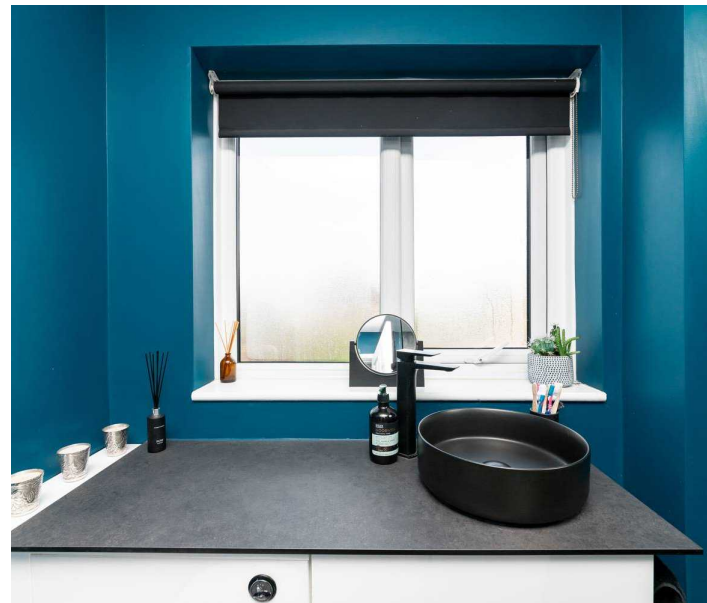
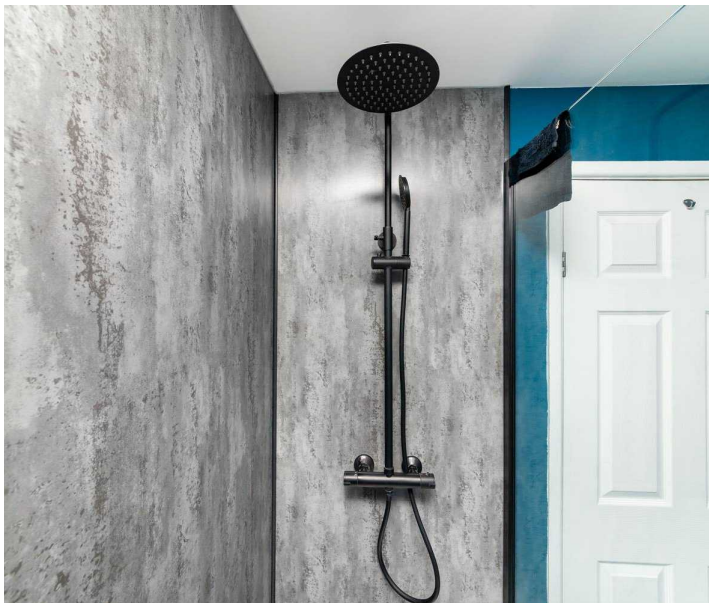




SHOWER ROOM

6' 10" x 5' 8" (2.08m x 1.73m)

The shower room features a modern contemporary three piece suite which comprises of a walk in fixed frame shower cubicle with thermostatic rainfall shower and with separate handheld attachment, a low levelled W.C with concealed cistern and push button flush which incorporates a broad wash hand basin with matte black mixer tap and vanity cupboard beneath. There is luxury vinyl tiled flooring, panelling to the splash areas, inset spotlighting to the ceilings and an extractor fan. Additionally, there is a bank of double glazed windows with obscured glass to the rear elevation, a LED backlit vanity mirror and a horizontal ladder style radiator.



FRONT EXTERNAL

Externally, to the front the property is situated in a pleasant, quiet cul-de-sac setting and enjoys a corner plot with tarmac driveway providing off street parking for multiple vehicles and leads to the garage. There is a paved pathway that leads down the side of the property with well stocked flower and shrub beds and leads to a gate which encloses the rear garden. There is an external double plug point to the front and a further gravelled hardstanding at the other side of the property which is particularly private.

REAR EXTERNAL

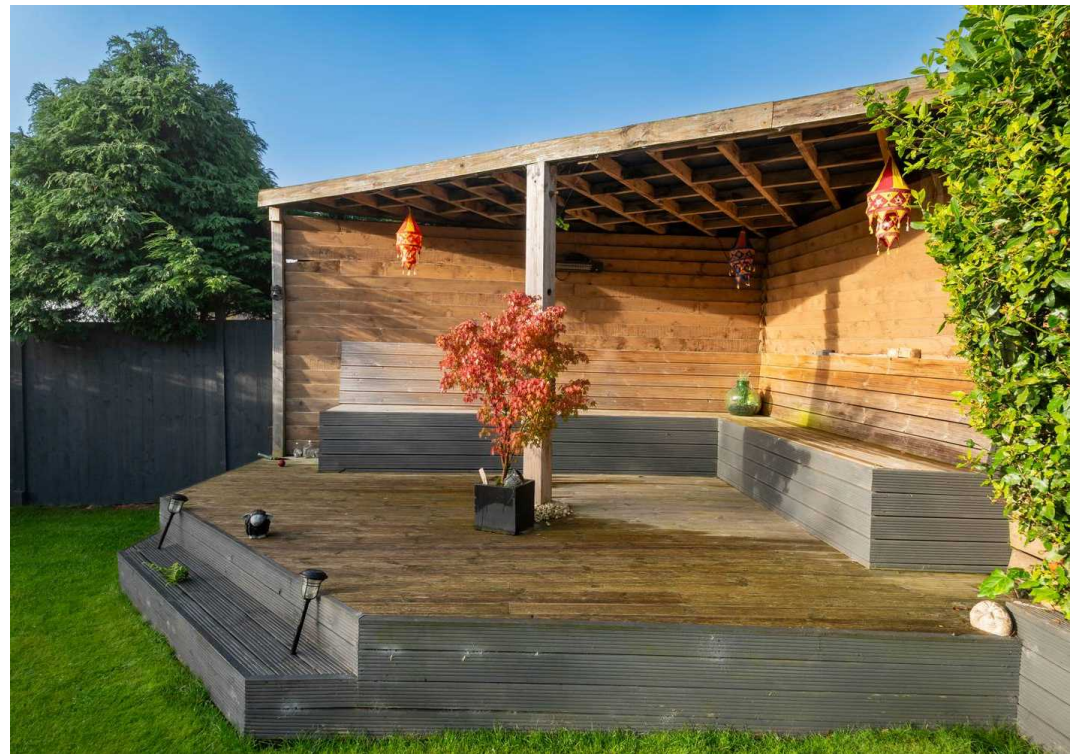
Externally, to the rear the property enjoys a fabulous corner plot which features a raised decked area, an ideal space for both alfresco dining and BBQing. There is a timber summerhouse which could be utilised as storage or as a sheltered area for outdoor dining. There is an external double plug point, external tap and the raised decked area then proceeds to the main portion of the garden which is laid predominantly to lawn. At the bottom of the garden, there is a further raised decked area which is a great space for enjoying the afternoon and evening sun, it is sheltered with a timber canopy above and features bench seating as well as external plug points.

GARAGE

19' 5" x 10' 2" (5.93m x 3.11m)

The garage features a up and over door and is a great space for additional storage.





ADDITIONAL INFORMATION

EPC rating – C

Property tenure – Freehold

Local authority - Wakefield Metropolitan Council

Council tax band – C

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 25/09/2024

PROPERTY VIEWING NOTES -

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