



11 Ash Close

Ossett, WF5 8QR

For Sale £126,950

Holroyd Miller have pleasure in offering for sale this delightfully positioned modern mid town house located in this pleasant cul de sac development on the outskirts of Ossett town centre. Offering excellent accommodation for the first time buyer having gas fired central heating, double glazing, single car garage, south facing rear garden and briefly comprising; Entrance lobby, lounge with feature open staircase, fireplace and flame effect fitted gas fire and feature bay window, well appointed dining kitchen with a range of light oak units, built in appliances. To the first floor two double bedrooms, combined bathroom furnished with modern white suite with shower over bath, gardens to both front and rear with open views, single car garage nearby. A popular and sought after position on the edge of Ossett town centre with its excellent range of amenities and for those wishing to travel further afield easy access to the M1 motorway network.

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ENTRANCE LOBBY

With double glazed entrance door.

LOUNGE

15' 7" x 11' 7" (4.75m x 3.55m) With feature open staircase, marble fire surround and hearth with flame effect fitted gas fire, laminate wood flooring, feature double glazed bay window, single panel radiator.

DINING KITCHEN

11' 7" x 8' 11" (3.55m x 2.74m) Fitted with a matching range of light oak fronted wall and base units, contrasting worktop areas, stainless steel sink unit and single drainer with mixer tap unit, plumbing for automatic washing machine, fitted oven and hob with extractor hood over, tiling between the worktops and wall units, central heating boiler, double glazed window and rear entrance door overlook the rear garden, single panel radiator.

STAIRS LEADS TO

FIRST FLOOR LANDING

BEDROOM TO FRONT

11' 8" x 9' 9" (3.57m x 2.98m) With laminate wood flooring, double glazed window with open aspect, single panel radiator.

COMBINED BATHROOM

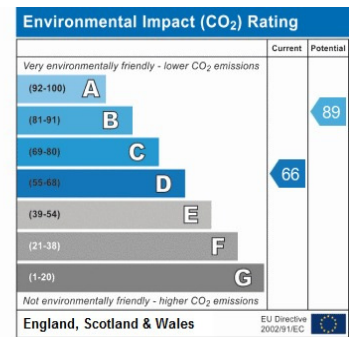
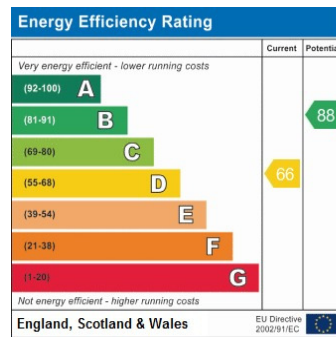
With recently refitted contemporary style white suite with chrome fittings comprising of wash hand basin set in vanity unit, low flush wc, panelled bath with shower over and bi-folding shower screen, tiling to the walls, down lighting to the ceiling, chrome heated towel rail, useful storage cupboard.

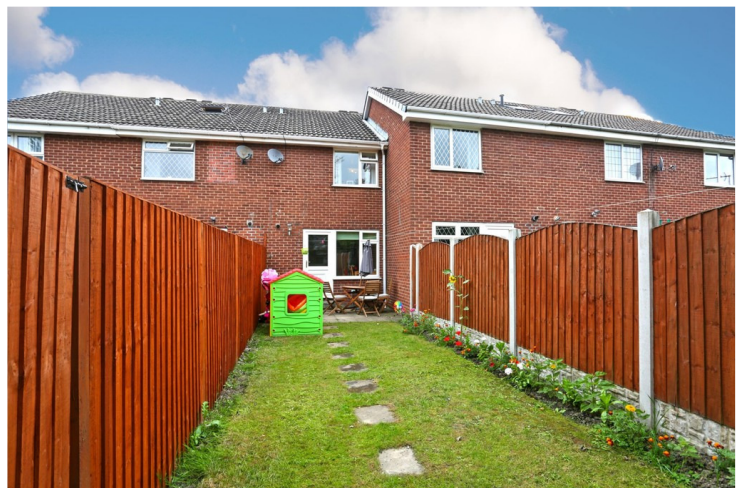
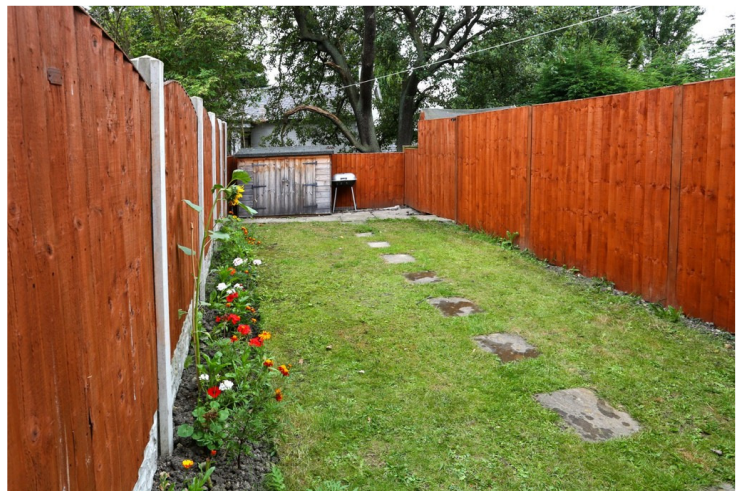
BEDROOM TO REAR

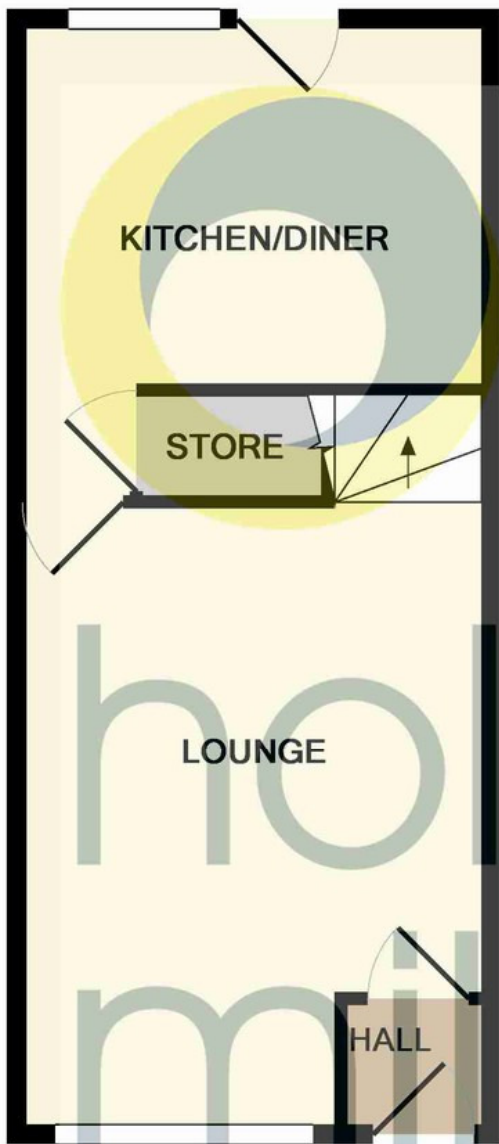
11' 8" x 8' 11" (3.56m x 2.73m) With laminate wood flooring, double glazed window making the most of the views, single panel radiator.

OUTSIDE

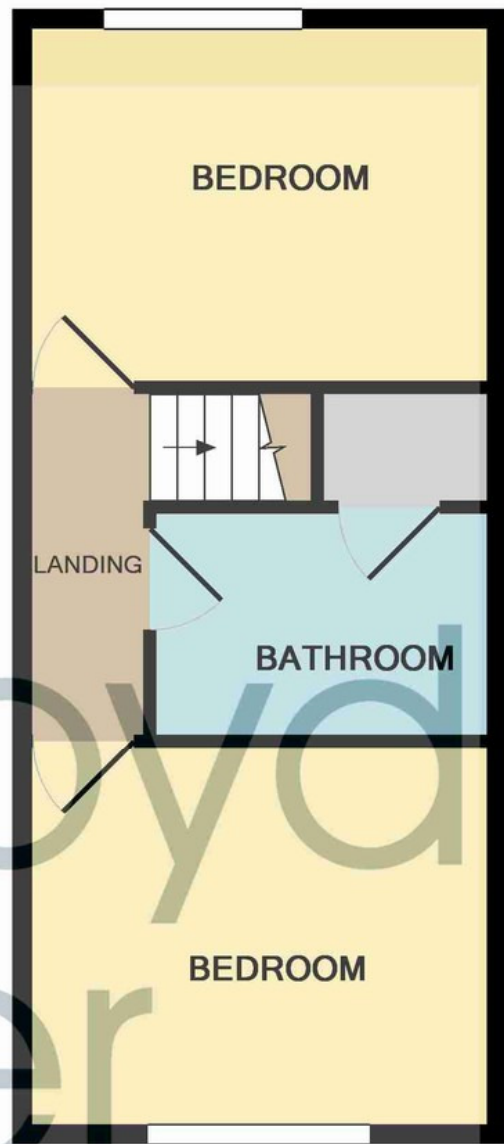
There is a pleasant open plan lawned garden with paved pathway leading to the front door. To the rear delightful south facing lawned garden with paved patio, single car garage in block nearby with adjacent parking.







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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