

Move Now Sales



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FOR SALE

Westfield Drive, Ossett,

WF5 8HJ

3 Bedroom, Town House

£160,000



Movenowproperties are pleased to offer this 3 bedroom town house set within the sought after area of Ossett. Having open plan lounge / dining area, enclosed rear garden and garage.

Accommodation briefly comprises:

Entrance Hallway

Having uPVC door leading to hall and stairs with door leading to lounge.



Lounge/Dining Area

Measurements: 24' 3" x 12' 4" (7.40m x 3.76m)

Large open plan living space, excellent for entertaining. Having 2 double glazed windows to front and rear elevations allowing lots of natural light, door to useful understairs storage cupboard and feature fireplace.



Kitchen

Measurements: 10' 1" x 6' 2" (3.08m x 1.89m)

A range of wall and base units with complementary work surfaces, free standing cooker, stainless steel sink and drainer, uPVC door to rear garden, double glazed window to rear elevation, vinyl flooring and part tiling to walls.



Stairs/Landing

Doors leading to separate rooms and loft hatch.



Bedroom 1

Measurements: 14' 1" x 9' 2" (4.29m x 2.79m)

Good size double bedroom with double glazed window to rear aspect.



Bedroom 2

Measurements: 10' 1" x 8' 11" (3.06m x 2.72m)

A second double bedroom with double glazed window to front.



Bedroom 3

Measurements: 7' 0" x 6' 4" (2.13m x 1.94m)

Single bedroom with double glazed window to front and recently fitted Ideal Exclusive combi boiler.



Bathroom

Measurements: 7' 10" x 6' 1" (2.39m x 1.86m)

Comprising of a three piece suite with bath, low flush WC, pedestal wash basin, frosted double glazed window to rear and useful storage cupboard.



Outside

To the front of the property is a small buffer garden with flower bed.

To the rear of the property is a good size enclosed garden with small patio, lawn area and garden shed.

The property also benefits from single garage within close proximity.



Tenure

Freehold

EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87
69-80	C	72	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

Viewings

For further information or to arrange a viewing please contact our office on 01924 249349.

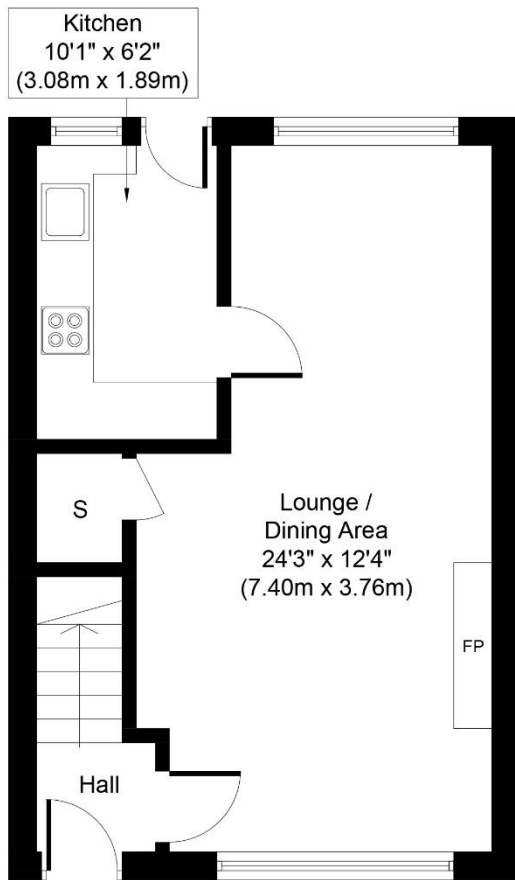
Free valuations

Considering selling or letting your property?

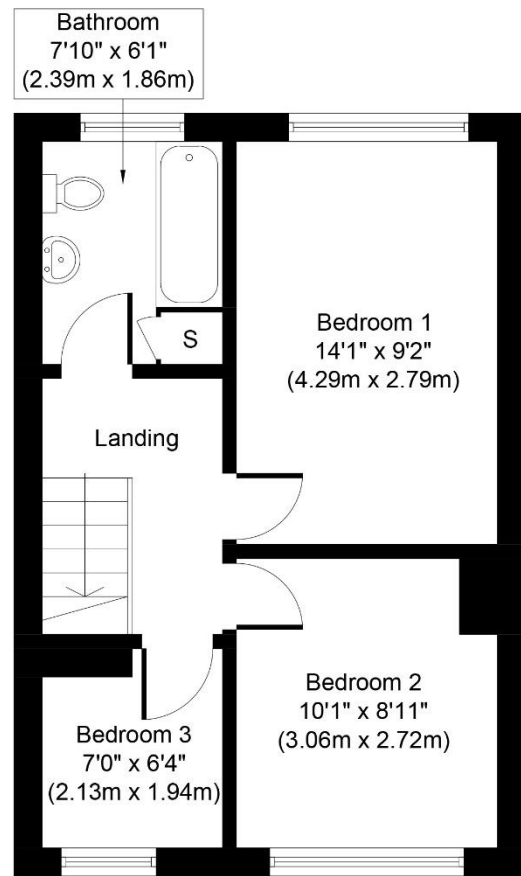
For a free valuation on your property please do not hesitate to contact us Movenowproperties.com 01924 249349 / info@movenowproperties.com

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.



Ground Floor
Approximate Floor Area
385 Sq. ft.
(35.8 Sq. m.)



First Floor
Approximate Floor Area
385 Sq. ft.
(35.8 Sq. m.)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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