

# MoveNow Properties



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**FOR SALE**

**St Peters Gate, Ossett,**

**WF5 9LZ**

**2 Bedroom, Semi-Detached House**

**Guide Price £200,000**



GUIDE PRICE £200,000 - £210,000. Movenowproperties are delighted to present this charming 2 bedroom semi-detached property nestled in the south after area of Ossett. Discover the epitome of comfortable living with the new kitchen and bathroom, internal and external doors. With the added convenience of a garage and off-road parking. Available with no chain.

- Two bedrooms offer ample space for comfort and relaxation.
- Enjoy the benefits of a semi-detached layout, providing privacy and a sense of independence.
- Revel in the luxury of a brand new kitchen and bathroom, adding a touch of contemporary elegance to your home.
- Experience enhanced energy efficiency and aesthetic appeal with new windows, doors, and internal doors throughout.
- Situated in a highly sought-after area, this residence epitomises desirable suburban living.
- The garage offers both convenience and practicality for your everyday needs.
- Unwind in the tranquillity of an enclosed rear garden, providing a secluded retreat for outdoor leisure.
- Additional land adjacent to the garage presents possibilities for customisation.
- Benefit from the proximity to local amenities, ensuring convenience and accessibility for your daily essentials.
- Enjoy easy access to the motorway network, facilitating seamless travel and connectivity to nearby destinations.
- Don't miss the opportunity to explore the charm of this property firsthand - schedule your viewing today.

Accommodation Briefly Comprises:

### Entrance Hall

Upon entry, you're greeted by an entrance hall featuring a convenient storage cupboard for coats and shoes, leading to the welcoming lounge.

### Living Room

**Measurements 15' 0" x 12' 9" (4.58m x 3.89m)**

The living room boasts ample space for relaxation, illuminated by double glazed windows on both the front and side. Neutrally decorated and warmed by a radiator and new fire with surround, it provides access to the kitchen and stairs leading to the first floor landing.



## Kitchen

### Measurements 12' 8" x 8' 3" (3.87m x 2.52m)

This brand new kitchen is equipped with a range of wall and base units, complemented by work surfaces, a stainless steel sink with mixer tap, electric oven and hob with extractor hood above. Additional features include space for a washing machine, undercounter fridge, and freezer. A large cupboard offers space for a tall fridge freezer if desired. With a double glazed window overlooking the rear garden, the kitchen also offers direct access to the outdoor space.



## Stairs & Landing

Ascending the stairs, you reach the landing, granting access to the separate rooms within the property.

## Bedroom 1

### Measurements 12' 8" x 8' 4" (3.87m x 2.55m)

Presenting a comfortable double bedroom, featuring two double glazed windows to the rear, wardrobes, and a radiator.



## Bedroom 2

### Measurements 12' 9" x 7' 5" (3.88m x 2.25m)

Providing another spacious double bedroom option, illuminated by two double glazed windows to the front. Additionally, it includes a useful storage cupboard and radiator.



## Bathroom

A brand new, stylish bathroom featuring a 3-piece suite comprising a bath with overhead mains shower and glass shower screen, low flush WC, and wash basin set in a modern vanity unit. Enhanced with modern tiling to walls, radiator and frosted double glazed window it ensures both functionality and style.



## Outside

Outside, the property boasts a small garden with lawn at the front, while the rear garden offers an enclosed space with side access, a patio area, lawn, and garden shed.

A garage along with a drive suitable for one vehicle, further complement the outdoor amenities. Additional land adjacent to the garage provides potential for conversion into parking space if desired.

Set within a quiet and peaceful area, the property enjoys proximity to various amenities and motorway links, enhancing convenience and accessibility for residents.



### Mobile Coverage

Three  
O2  
Vodafone  
EE

### Satellite / Fibre TV Availability

BT  
Sky  
Virgin

### Parking

Private Drive & Garage

### Council Tax

Band B

### Tenure

Freehold

### EPC

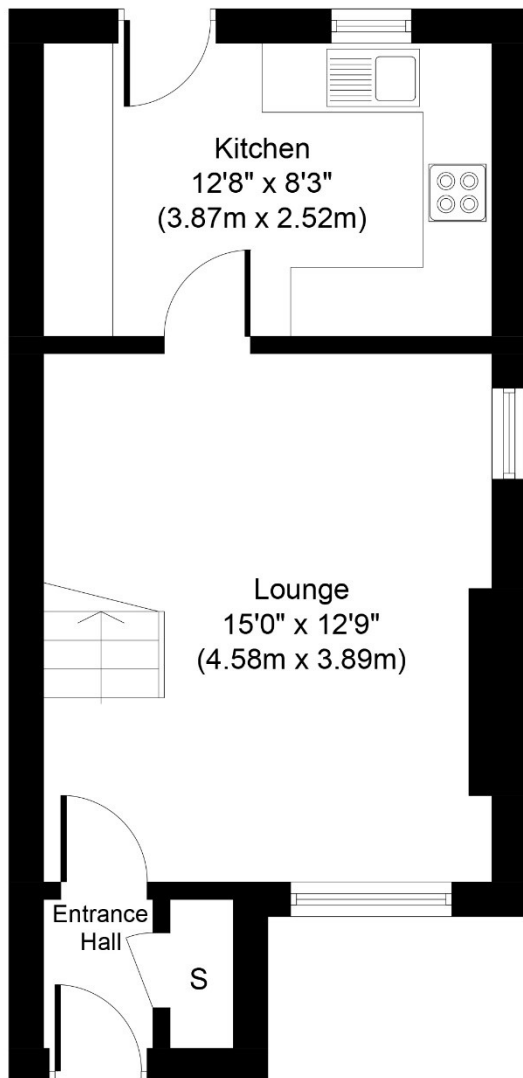
Certificate Number :

Score	Energy rating	Current	Potential
92+	A		97
81-91	B	84	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

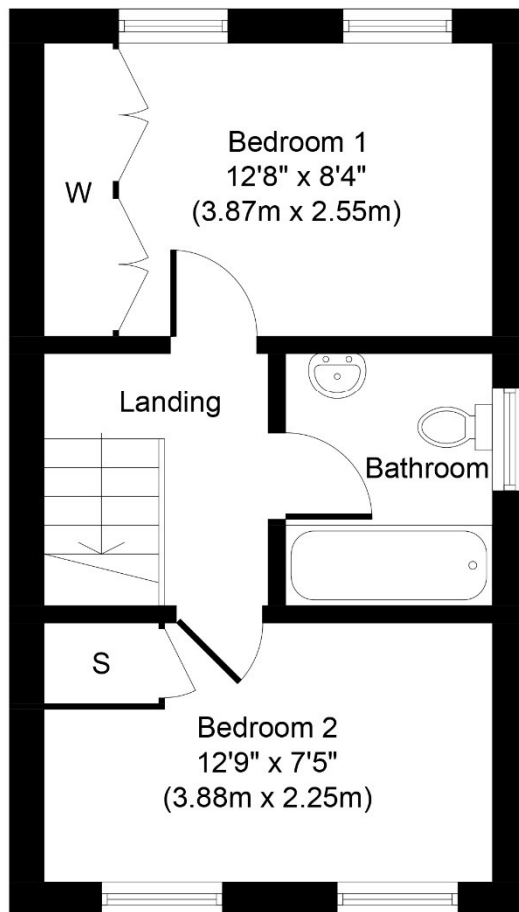
<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

## 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**  
**333 Sq. ft.**  
**(30.9 Sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**307 Sq. ft.**  
**(28.5 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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