

MoveNow Properties



WAKEFIELD OFFICE:

Address: 10 Rishworth Street, Wakefield, WF1 3BY

Web: www.movenowproperties.com

Tel: 01924 249349

Email: info@movenowproperties.com

BARNSELY OFFICE:

Address: 41A Towngate, Mapplewell, S75 6AS

Web: www.movenowproperties.com

Tel: 01226 593477

Email: mapplewell@movenowproperties.com

FOR SALE

Pildacre Lane, Ossett

WF5 8HN

4 Bedroom, Detached

£380,000



Movenowproperties are delighted to offer this 4 bedroom detached family home for sale. Benefitting from master bedroom with en-suite and Juliet balcony, a further 3 double bedrooms, family bathrooms and stunning open plan kitchen / dining area. Driveway offering off road parking. Spacious, enclosed rear garden with far reaching views and pleasant seating areas. Truly must be viewed to be appreciated.

- 4 Double bedrooms
- Stunning kitchen / dining room with bifold doors
- Master with en-suite and Juliet Balcony
- Family bathroom with modern 4 piece suite
 - Detached family home
 - Drive offering off road parking
- Enclosed rear garden with attractive raised seating areas
- Far reaching views over field to rear
- Must be viewed to be appreciated

Entrance Hall

Having composite entrance door to side elevation with Invicta flooring, integral garage door, radiator and stairs leading to first floor landing.



Living Room

Measurements 11' 7" x 10' 11" (3.54m x 3.32m)

A generously sized living room with modern fixtures and fittings. Double glazed window looking out to the front of the property carpet flooring and modern vertical radiator.



Kitchen/ Dining Area

Measurements 23' 0" x 11' 4 (7.01m x 3.46m)

A spacious and modern kitchen with open plan living / dining area. The kitchen area offers a range of wall and base units with integrated full height fridge and full height freezer, integrated dishwasher, double oven, coffee machine, induction hob with built in downdraft, Invicta flooring, recess spot lights, undermount sink with drainer grooves. Stunning island running the length of the property with extended seating area. The dining area benefits from large double glazed window overlooking the rear.



Stairs & Landing

Having carpet flooring, hand rail, double glazed window overlooking the side, loft hatch and useful storage cupboard housing combi boiler.

Master Bedroom

Measurements 16' 8" x 11' 1" (5.07m x 3.39m)

A light and spacious double master bedroom with UPVC patio doors opening to Juliet balcony overlooking the picturesque views, radiator, recessed spot lights and carpet flooring.



En Suite

Measurements 5' 10" x 5' 6" (1.78m x 1.68m)

A modern suite with large walk-in shower, low flush wc, modern sink on oak top, recessed spotlights to the ceiling, modern vertical radiator and frosted double glazed window overlooking the side.



Bedroom 2

Measurements 13' 0" x 11' 5" (3.95m x 3.49m)

A double bedroom with double glazed window, overlooking the rear, carpet flooring and radiator.



Bedroom 3

Measurements 12' 1" x 8' 4" (3.68m x 2.54m)

A double bedroom with double glazed window overlooking the front, carpet flooring and radiator.



Bedroom 4

Measurements 11' 1" x 9' 5" (3.37m x 2.88m)

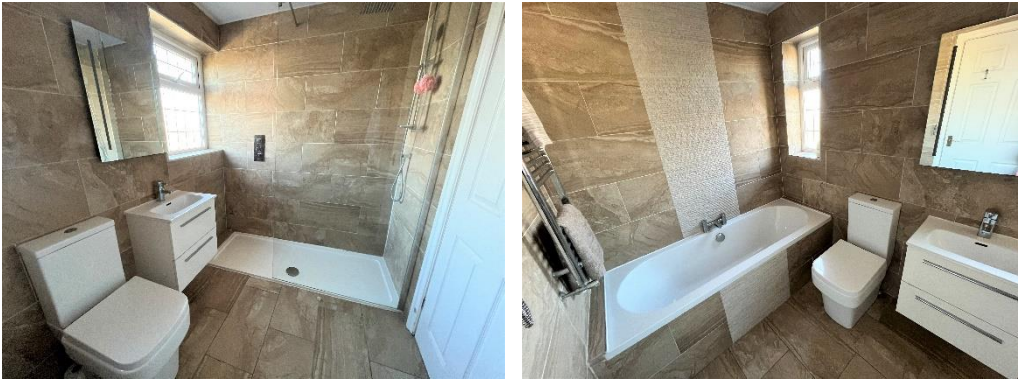
A double bedroom with Velux window facing the front of the property. Carpet flooring and radiator.



Bathroom

Measurements 8'2" x 5'9" (2.49m x 1.75m)

A modern bathroom comprising of a 4 piece suite, bath, walk in shower, low flush wc, wash basin with modern vanity, 2 frosted double glazed windows overlooking the side and modern tiling to walls and floor.



Garage

Measurements 17'1" x 9'1" (5.20m x 2.77m)

A integral garage with up and over garage door, power, lighting and plumbing for washing machine offering utility area separate from the kitchen.

Outside

To the front of the property is a large drive offering off road parking.

To the side of the property is the main access.

To the rear is a generous enclosed rear garden with fenced boundaries and raised decked area offering pleasant seating or entertaining.

Also benefiting from picturesque views.



Tenure

Freehold

EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82
69-80	C	73	
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.

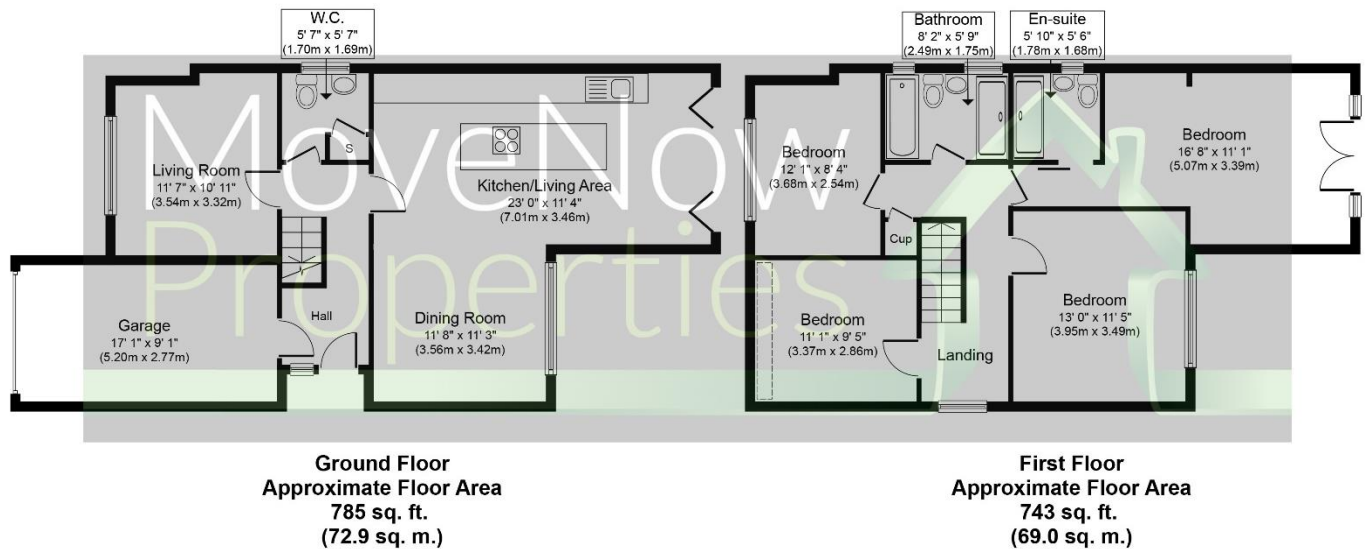
Free valuations

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



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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