



17a Prospect Road, Ossett - WF5 8AE

£275,000 Freehold

Holroyd Miller have pleasure in offering for sale this stunning period semi detached home occupying a central position within walking distance of Ossett town centre together with superb outbuilding providing entertaining games room/hobby or home office. The stunning interior must be viewed to appreciate the original features on offer and briefly comprising impressive entrance reception hallway with open staircase, access to useful keeping cellar, living room with feature fire surround and cornicing, stunning open plan kitchen/diner with shaker style units. To the first floor, two double bedrooms both having period style fire surrounds, box room /home office, stunning house bathroom with period style suite. Outside, off street parking to the front, to the rear enclosed neat lawn garden with large outbuilding/home entertainment suite with built in seating. A truly unique home with access to local amenities for J40/M1 for those travelling to either Leeds or Sheffield. Viewing Essential.

Entrance Reception Hallway

With composite entrance door with stained glass skylight, feature original open staircase, laminate wood flooring, central heating radiator, access to useful keeping cellar providing excellent storage.

Living Room

14' 10" x 13' 2" (4.52m x 4.02m)

Having feature timber mantle, tiled inset and mirror over, cornicing to the ceiling, double glazed window, central heating radiator.

Open Plan Kitchen/Diner

15' 11" x 12' 1" (4.85m x 3.69m)

Having feature double glazed bay window overlooking the rear garden, recess storage cupboards, a range of shaker style fronted wall and base units, contrasting worktop areas, tiling between the worktops and wall units, colour co-ordinated sink unit, monobloc tap fitment, fitted oven and hob with extractor hood over, plumbing for automatic washing machine and dishwasher, rear entrance door.

Stairs lead to First Floor Landing

House Bathroom

Comprising wash hand basin set in marble vanity unit, low flush w/c, panelled bath with shower over and shower screen, half tiling to the walls, double glazed window, chrome heated towel rail.

Bedroom to Rear

12' 5" x 12' 0" (3.78m x 3.67m)

With fitted cupboards containing central heating boiler, period style fire surround, double glazed window.

Bedroom to Front

14' 11" x 13' 3" (4.54m x 4.05m)

Having period style fire surround, double glazed window, central heating radiator.

Home Office/Walk-in Wardrobe

4' 7" x 7' 1" (1.40m x 2.15m)

With double glazed window, central heating radiator.

Outside

The property has off street parking to the front, to the rear on foot access to the rear garden being mainly laid to lawn with mature shrubs retaining a high degree of privacy with paved patio area. Large brick built out building (5.81m x 3.60m) having two double glazed windows, seating providing excellent entertaining space or ideal for those wishing to work from home.

Disclaimer

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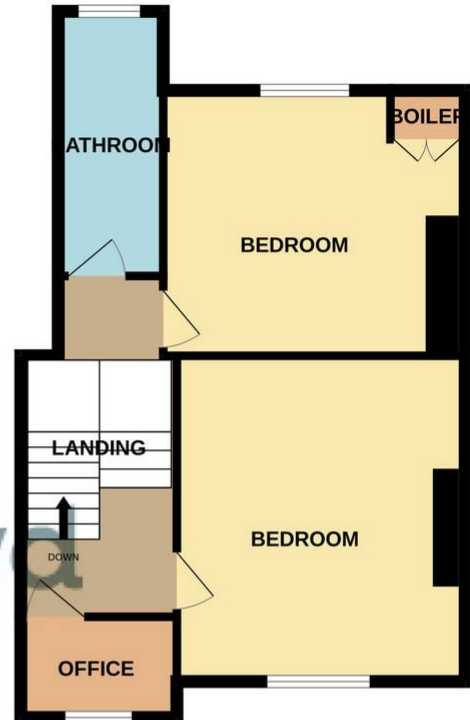




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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