



20 Silverwood Grange, Ossett - WF5 8NZ

£550,000 Freehold

Holroyd Miller have pleasure in offering for sale this well presented and substantially extended family detached home occupying a popular and convenient position on the edge of Ossett town centre, with panoramic south facing views to the rear. Only an internal inspection can fully reveal the extent of accommodation which is offered over three levels, having gas fired central heating, double glazing. Offered with immediate vacant possession, superbly presented. Outside, driveway provides ample off street parking leading to double garage, to the rear, paved patio making the most of the views with steps leading down to formal lawn garden. A truly enviable home which must be viewed. No Chain.

Entrance Reception Hallway

Cloakroom

Having wash hand basin, low flush w.c and tiling.

Through Lounge

With feature fire surround and hearth with electric fire, double glazed window to the front, double glazed window, French doors lead onto the rear garden

Dining Room

Situated to the front of the property with laminate wood flooring, double glazed window and central heating radiator.

Utility Room

Dimensions: 2.95m x 1.65m.

Extended Kitchen/Diner Family Room

Fitted with a matching range of modern cream fronted wall and base units, contrasting granite worktops. A range of integrated appliances. double glazed bi-folding doors. double glazed windows and tiled floor leading onto the rear patio.

Stairs lead to First Floor Landing

With double glazed window and central heating radiator.

House Bathroom

Furnished with modern white suite, comprising pedestal wash basin, low flush w.c, panelled bath, separate shower, tiling, double glazed window, chrome heated towel rail.

Bedroom to Rear

Dimensions: 5.54m x 3.51m.

Bedroom

With double glazed Velux roof light, double glazed window to the front and central heating radiator.

Guest Bedroom

Having fitted wardrobes, double glazed window central heating radiator. Giving access to the Dressing Room/Office

Dressing Room/ Office

Double doors leading onto the Juliette balcony, two double glazed Velux roof lights with stunning panoramic views, central heating radiator.

Ensuite Showe Room

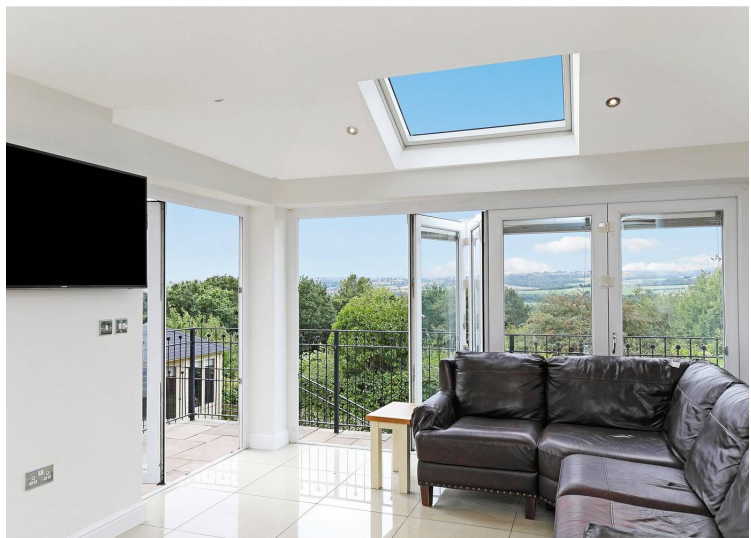
Having pedestal wash basin, low flush w.c, shower cubicle, double glazed Velux roof light, tiling, and central heating radiator.

Outside

Neat garden area to the front. Driveway to the side provides ample off-street parking, attached double garage with measures (5mx5m) with up and over door. To the rear extensive paved patio garden area making the most of the panoramic views, gazebo and steps leading down to the neat garden area which is enclose. Please note the estate contributes £200 per annum towards maintaining the greenbelt area behind the properties.

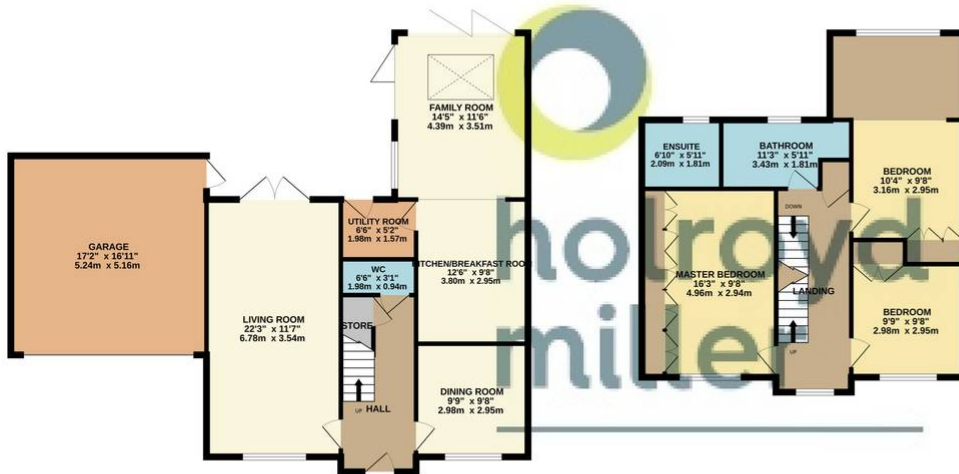
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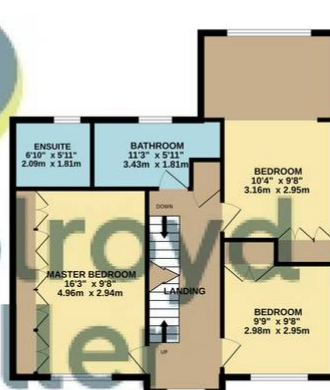




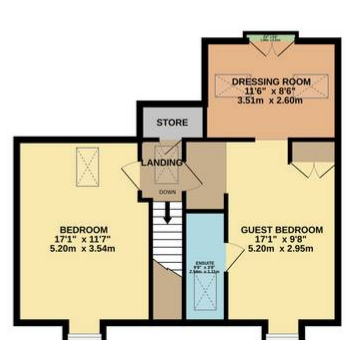
GROUND FLOOR
1084 sq.ft. (100.7 sq.m.) approx.



1ST FLOOR
714 sq.ft. (66.3 sq.m.) approx.



2ND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 2362 sq.ft. (219.4 sq.m.) approx.

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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