



**High Street, Ossett,**

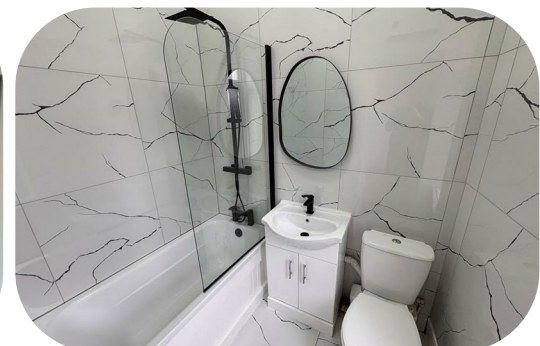
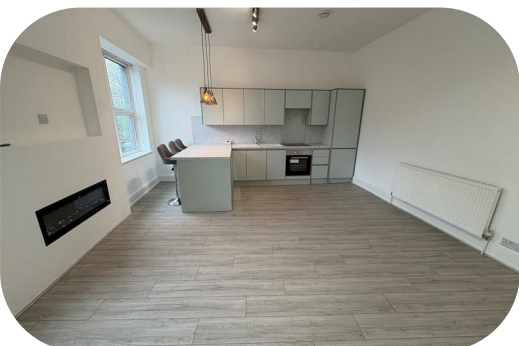
**£160,000**

This fully modernised three bedroom semi detached property would make an ideal purchase for a number of buyers.

Situated within easy reach of Ossett Town Centre which boasts shops, amenities and excellent motorway links, perfect for those looking to commute further afield.

Having been modernised throughout to include a new kitchen, two bathrooms and media wall unit. The accommodation briefly comprises of a hallway, open plan lounge/kitchen, house bathroom, three first floor bedrooms with master having en suite shower room.

To the outside there is a small garden frontage.



## Hallway

Central heating radiator and double glazed window.

## Open Plan Lounge/Kitchen

18 x 15 (5.49m x 4.57m)

Modern fitted wall and base units with sink and drainer and splash back. Electric oven, hob and extractor fan. Integral fridge freezer, integrated dishwasher and breakfast bar. Central heating radiator and double glazed window.



## Lounge Area

Modern wall mounted electric fire, media unit, central heating radiator and double glazed window.

## Bathroom

Modern three piece suite comprising of; low flush WC, hand wash basin and panel bath. Tiled, double glazed window and plumbing for a washing machine.



## First Floor Landing

Double glazed window.

## Bedroom One

12 x 7'9 (3.66m x 2.36m)

Central heating radiator and double glazed window.



## Bathroom

Modern three piece suite comprising; low flush WC, vanity unit and panel bath with shower over. Tiled with double glazed window.

## Bedroom Two

7'6 x 8'6 (2.29m x 2.59m)

Double glazed window and central heating radiator.



## Bedroom Three

7'5 x 7'5 (2.26m x 2.26m)

Double glazed window and central heating radiator.



## External

Yard to the front.

## Council Tax

Wakefield- Band A.

**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(59-60) <b>C</b>		
(55-68) <b>D</b>			(55-60) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>85</b>					
<b>60</b>					
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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