



8 Lime Street, Ossett,
West Yorkshire, WF5 0AQ

Asking Price:
£925,000

Holroyd Miller have pleasure in offering to market this stunning individually designed four bedroomed detached family home, presented to a very high specification and standard, sitting in a generous plot of a third of an acre. This stunning property provides great family living accommodation with four double bedrooms, three individually designed bathrooms and a large walk-in dressing area, occasional loft room and office provide multiple opportunities for those who need to work from home. To the ground floor, a breath-taking open hallway gives access to the generous living accommodation which has underfloor heating to both floor levels, briefly comprising; living room with large feature bay window area and media wall, separate formal dining room with Corian dining table, the most focal point of the ground floor is the bespoke designed open plan kitchen/living area with bi-folding doors, leading to the rear garden, snug area with log burner. Located in the popular area of Ossett within easy reach of Wakefield and Leeds city centres as well as the motorway network. An early viewing is advised on this stunning family home.

Entrance Hallway

With tiled floors, feature staircase with under lighting and a range of concealed storage cupboards leading to...

Living Room 12'8" x 16'7" (3.86m x 5.05m).

With tiled floors to the edges and carpeted centre, large double glazed bay window area, mounted gas fire and media wall.

Dining Room 12'6" x 16'7" (3.8m x 5.05m).

With tiled floor with underfloor heating, double glazed bay window area, Corian dining table.

Kitchen/Living Area 12'7" x 40'3" (3.84m x 12.27m).

Superbly fitted kitchen area with the centre piece being a stunning kitchen island with Corian worktops, induction hob and downdraft extraction, sink with boiling water tap mixer, a range of tall units sits seamlessly into the wall, a range of Siemens integrated appliances including dishwasher, double oven, microwave combi-oven, tall fridge and freezer, induction hob and downdraft extractor full length picture windows to either side of the area creates a bright feel along with a bespoke window seat and bi-folding doors gives access to the rear garden area. The kitchen/Living Area also benefits from a Snug with log burning stove.

Rear Porch 7'3" x 5'10" (2.2m x 1.78m).

With tiled floor, underfloor heating, composite door leading to the rear garden.

Downstairs WC 3'8" x 5'10" (1.12m x 1.78m).

With double glazed picture window, basin, and mixer tap, wc in concealed system.

Utility Room 5'8" x 9'7" (1.73m x 2.92m).

With tiled floor, a range of modern base and wall units, stainless steel sink and mixer tap, two double glazed picture windows.

Stairs lead to...

Master Bedroom 13'5" x 16'1" (4.1m x 4.9m).

With engineered oak flooring, full-length double-glazed windows with double doors opening to "Juliette" balcony.

Walk-in Wardrobe 11'2" x 11'2" (3.4m x 3.4m).

With matching oak flooring, Velux roof window, a range of fitted shelving, full-length double-glazed windows and door opening to "Juliette" balcony, handy laundry shoot leading directly to the Utility Room below.

En Suite 11'2" x 11'2" (3.4m x 3.4m).

Featuring a stunning free-standing bath with wall mounting mixer tap, "his n hers" basins with mixer and mirrored units, chrome heated towel rail, wall mounted wc, stunning curved wall gives access to a walk-in shower area.

Bedroom to Rear 12'8" x 11'6" (3.86m x 3.5m).

With engineered oak flooring, full-length double-glazed windows with glazed door giving access to "Juliette" balcony.

En Suite

With tiled floor, gloss white herringbone tiling to the walls, walk in shower enclosure with Rainfall shower, basin and mixer, wall hung w/c.

Bedroom to Front 12'6" x 12'6" (3.8m x 3.8m).

With engineered oak flooring, double glazed windows.

Bedroom to Front 12'6" x 12'6" (3.8m x 3.8m).

With a range of fitted wardrobes, engineered oak flooring, double glazed windows to the side and front of the property.

Bathroom 7'3" x 11'6" (2.2m x 3.5m). With walk in shower area and Rainfall shower, herringbone tiling to the walls, chrome heated towel rail, "his n hers" basin with mixer taps and wall hung w/c.

Office Study Area 5'3" x 8'2" (1.6m x 2.5m).

An excellent home office with oak engineered wood flooring, double glazed window.

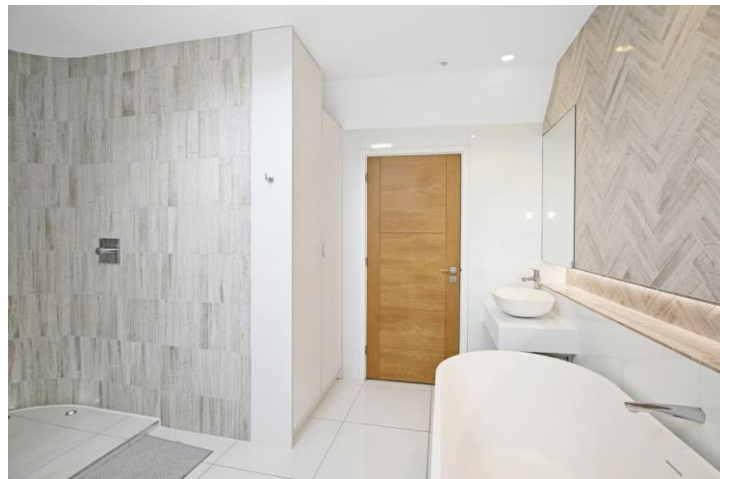
Loft Room 15'1" x 6'11" (4.6m x 2.1m).

With two double glazed Velux windows, this space offers a great opportunity for either an extra home working space or playroom.

Outside

Electric gates to the front give access to a tarmacadam driveway, single detached garage, well maintained lawn areas, hedging line the front providing privacy. To the rear, offering great entertaining spaces with a patio area leading from the bi-folding doors, a separate patio area to the centre of the lawn area providing an extra seating area. A large well-maintained lawn is the focal point of the rear garden with raised beds to the side providing the opportunity to grow your own vegetables. The garden is lined by mature trees and shrubs. To the rear, a further double detached garage with electric door provides access from the rear of the property.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

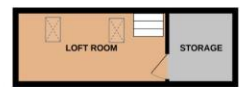
GROUND FLOOR



1ST FLOOR



2ND 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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