



Holme Field, Ossett

WF5 8EW

Asking Price:
£207,950

Holroyd Miller have pleasure in offering for sale this brick built end on of three bungalows occupying a pleasant cul de sac position on the edge of Ossett town centre. Offering well presented accommodation which has gas fired central heating and UPVC double glazing and comprising side entrance reception hallway, spacious lounge/dining room with feature fireplace, well-appointed kitchen with built in oven and hob with extractor hood over, two good sized bedrooms, combined shower room. Outside, mainly laid to lawn garden to the front with allocated parking, mainly laid to lawn garden to the rear with patio area. Located within easy reach of Ossett town centre and its excellent range of amenities. Offering excellent accommodation for those looking to downsize. Offered with No Chain, Viewing Essential.



Entrance Reception Hallway

With double glazed entrance door, storage cupboard and alarm controls.

Kitchen 7'10" x 7'2" (2.4m x 2.18m).

Fitted with a matching wall and base units, contrasting work top areas, colour co-ordinated sink unit, monobloc tap fitment, fitted oven and hob with extractor hood over, plumbing for automatic washing machine and space for fridge and freezer, tiling between the work tops and wall units, central heating boiler, double glazed window.



Lounge/Dining Room 19'6" x 10'8" (5.94m x 3.25m).

A light and airy room with double glazed French doors leading onto the rear garden, feature fire surround with marble inset and hearth with flame effect gas fire, two double panel radiators, TV point.

Inner Hallway

With airing/cylinder cupboard.



For additional information and full photo gallery please visit www.holroydmiller.co.uk



Combined Shower Room

Comprising pedestal wash basin, low flush wc, corner shower cubicle, tiling, tongue and groove pine panelling, double glazed window, single panel radiator.

Bedroom to Front *10'1" x 8'3" (3.07m x 2.51m)*

Having fitted mirrored wardrobes, double glazed window, central heating radiator.

Bedroom to Front *8'6" x 9'4" (2.6m x 2.84m)*

A good sized second bedroom with double glazed window, central heating radiator.



Outside

Easy to maintain lawn garden area to the front, paved pathway to the side provides access to the rear garden being mainly laid to lawn with paved patio area, mature trees and shrubs retaining a high degree of privacy, useful garden shed, allocated parking to the front.



Council Tax Band - B

Tenure - Freehold

Viewing - By appointment through Holroyd Miller



GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 610 sq.ft. (56.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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.
Made with Metropac 03/02

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract